

WEST VALLEY CITY GENERAL PLAN:

VISION 2020

VISION 2020

‘A city where residents, business and government all work together to build an attractive, safe, healthy, diverse and creative community where people are proud to live, work, shop, play and learn.’

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Introduction

The original West Valley City General Plan was adopted in 1984. It dealt with a myriad of issues, many of which have been resolved since that time. One of the main emphases of the Vision 2020 General Plan update has been to determine through public involvement, what issues should be addressed. This was accomplished in many ways. The City began the process by advertising, through the use of a slogan, Plan it!, the need for a Plan update. Displays at the local mall and libraries were set up to let people know what was planned and to get them thinking about the future of the community. City departments, City sponsored committees and neighborhood leaders were contacted. Thousands of letters and flyers were sent out, press releases were prepared, and posters were printed for use in stores, neighborhoods and public spaces. Surveys were placed around town and on the Internet to provide an easy avenue for community feedback. Then six new planning districts were created that essentially reflected areas with many similar issues, and meetings were held in each district. The meetings had a consistent format with a discussion of district assets, what people would like to see in the future (their vision) and current problems. These meetings also stimulated many citizen based committees to look at land use issues within their district. The citizens provided written reports that gave detailed recommendations for their area.

Based on that input, a series of forums were advertised on the issues of downtown, transportation options, open space, and neighborhoods. In conjunction with the Chamber of Commerce, a business lunch and discussion was held. Finally, working with Granite School District and the local PTAs, there was a forum on education.

Following this lengthy process, there were four focus groups held, to get more in depth information on transportation, neighborhoods/housing, a city center and open space/environmental issues. All total, hundreds of people provided the City staff with a picture of what they want for the future of West Valley. This information was used to shape and direct the Vision 2020 update of the General Plan.

From the citizen input the following vision statement is offered:

Vision Statement for 2020

A city where residents, businesses and government all work together to build an attractive, safe, healthy, diverse and creative community where people are proud to live, work, shop, play and learn.

West Valley City residents, businesses and government value:

- 1 our neighbors on every street
- 1 a diverse and creative community
- 1 economic opportunities for everyone

Introduction/Vision Statement

- 1 walkable, attractive, well maintained neighborhoods and business districts
- 1 fun activities for all ages and interests
- 1 open space and parks

Over the next 20 years, the City can expect to develop completely. Although there will always be redevelopment needs and minor infill projects, West Valley City will be built out unless major annexations occur within the planning period. The significant potential for “wall to wall” cities within the next 20 years, could bring additional land area with its own planning demands.

Given this vision and the copious citizen input, the General Plan update, Vision 2020, emphasizes the following:

- q Making the City more livable for the long term
- q Creating permanent open spaces and parks
- q Connectivity of uses
- q Diversity of housing types
- q Increasing the variety of transportation options
- q The creation of a cohesive City Center including entertainment, retail, civic and cultural activity centers
- q Enhancing the City image especially in gateway areas
- q Redeveloping declining commercial areas
- q Improving the function and appearance of City streets
- q Joining together to celebrate the unique cultural diversity of the changing population

As you review the document, the importance of the above emphases, as a theme throughout the document becomes evident. The theme helps to direct the policies of the Plan as many complex issues are examined.

Funding

Many of the goals included in this plan can be done through ordinance changes and other methods that do not involve a direct need for funding. Other recommendations will require a fiscal commitment from the City. Even for actions that require only staff time, it is important to emphasize that those actions may not be accounted for in the current budget.

As these goals and actions get incorporated into the yearly Strategic Plans, a funding analysis should be completed. This will help the City understand the costs involved in reaching these goals, and provide information on potential funding sources.

What's Next

The Vision 2020 Plan establishes a framework for further more detailed plans for each

Introduction/Vision Statement

Planning District. Over the next year, District plans, that describe parcel by parcel future land use information, will be completed as enhancements of the Vision 2020 plan. The intent of this Vision 2020 document has been to determine the general foundation and principles which will govern the more specific district plans and maps.

This Vision 2020 Plan update will be kept in a 3 ring binder format. It is intended to provide guidance for the City over the next 20 years. As conditions change, there will be on-going needs for review, expansion and changes to the Vision 2020 Plan. Implementation of the Plan will take many forms including ordinance modifications, policy changes, budgeting priorities, economic development incentives, and grant research. Implementation is the key to making the Vision 2020 plan a reality.

State of The City - Past And Present

The Past

Early History

The first settlers in the Salt Lake Valley were the Mormon pioneers. In 1847, after declaring “This is the Place,” Brigham Young’s vanguard detachment of 23 wagons and 143 men, 3 women and 2 children, began the task of surviving that first year. In the fall of 1848, a pioneer named Joseph Harker crossed the Jordan River to procure better grass for his animals. He built his dugout along the west bank of the river near what is now 3300 South. Several other families followed in 1849 including Samuel Bennion, Thomas Mackay, Thomas Tarbet, William Farrer, William Blackhurst and John Robinson. In 1850, these families moved to 4800 South and began building permanent homes.

The U.S. Army under Captain Johnston arrived in the Valley in 1857. The soldiers crossed the Jordan River near the present site of the Salt Lake County Fairgrounds, marching southwest to 1700 West and continuing directly south to Camp Floyd. Unfortunately, their horses and cattle caused considerable damage to local property. Protests from families living along 1700 West were so strong that Johnston received orders for his soldiers to put up fences to protect these farms. Redwood from California was used to build the fences and 1700 West became known as Redwood Road.

Between 1866 and 1870 the pioneers, who were primarily Mormon and included many foreign-born Mormon converts, moved up from the Jordan River bottom and onto the “flats”. New homes, chapels, irrigation canals and roads were built and fruit trees were quickly planted to insure greater self-sufficiency. Buildings were constructed mainly with adobe brick, and logs from the mountains were used in stake and pole fencing. Development was slow due to the lack of reliable water and the harsh conditions.

Farming was a challenge for the pioneers. Initially, dry farming was practiced due to the limited water supply, with results ranging from very successful to disastrous. Soon irrigation canals were dug to provide a steady supply of water. Unfortunately, the high water table left the area prone to becoming waterlogged and often the high mineral content close to the surface rose with the water level and poisoned the crops. Many residents found they needed additional sources of income to support their families.

As it grew, the land “over Jordan” became known as Brighton, Granger, Hunter and Pleasant Green. By the 1880s, improved and extensive canal systems pushed dry farming to larger areas to the west and the south and horse driven threshers were replaced by mowing machines. Homes began to be constructed of lumber and brick, and locust and poplar trees were planted to provide shade and to slow the wind. Several water wells were driven with sledge hammers, some to a depth of 100 feet. Jacob Hunter started Granger’s first business by building a smoke house and curing meat for

his neighbors.

1900- 1980

Rapid growth during the period from 1890-1900 saw a 79 percent increase in population. Granite School District was formed in 1904 and several new schools were erected. Joseph Fairbourne became the community's first blacksmith and started the first Granger Post Office at 3200 West and 3500 South. In Hunter, mail could be picked up at Rasmus Nielson's country store. The Bamberger and Orem railroads linked the area with Salt Lake and Provo by 1917, and were used to move cash crops such as peas, tomatoes, onions, apples and sugar beets.

Beginning in 1910, Granite High School, the "Farmers School," emphasized classes in agriculture, home economics and trade industries. By 1920, the P.T.A. had been organized, as well as the "West Side Commercial Club", formed to further the interests of business in the Granger, Hunter and Pleasant Green areas. Kennecott Copper Mine and Hercules Aerospace brought vastly expanded employment opportunities to the west side.

The area known as Chesterfield was settled during the depression. Land was inexpensive and those without a place to stay could set up camp until they had the means to buy property and build a home. Those were hard times with many people spending the winter in tents or one room make-shift homes. Permanent homes were eventually constructed, and the area today is still a unique neighborhood with an agrarian feel and hardy, self-reliant residents.

The 1930s also brought increased industrial and commercial growth. J. R. Winder started Winder Dairy at 4400 West and 4100 South. Fasio Eggs opened at 5200 West and 3650 South. Numerous coal and feed businesses sprung up along with gas stations, grocery stores and cold storage lockers.

The first two subdivisions for Granger were recorded in 1948 and homes sold for \$4,200. The Granger-Hunter Improvement District was created by the Salt Lake County Commissioners on January 13, 1950 to provide infrastructure for water and sewer. With water finally readily available, the area grew rapidly. Granger High School was completed in 1958 and had an enrollment of over 900 students in its first year.

By the early 1960s, the area had a Chamber of Commerce and Community Council. Several shopping centers, banks, savings and loan and medical centers were also welcomed into the growing community. At the close of 1962, Granger had 77 subdivisions with space for nearly 5,000 building lots.

The 1970s saw continued growth and expansion of business, industry and education. Valley Fair Mall, major industrial parks and further subdividing led to a strengthened tax

base. In 1975 the County opened the Redwood Multipurpose Center, providing recreational facilities as well as social services to the Redwood and Chesterfield neighborhoods.

Incorporation and the 1980s

Through the '70s, many residents in the Granger, Hunter and Redwood area began to look at creating a new city through incorporation. They were increasingly frustrated with high taxes, limited control of the planning and zoning process and a perception that the East side of the Valley was getting more County attention than the West side.

Yet, there was considerable opposition from those who felt that the proposed City did not have an adequate tax base. Opponents were also worried because the law at the time required second class cities, those with populations over 60,000, to form their own school districts. Estimates showed that the proposed city would reach that population in a few years, adding the costs of setting up a new school district to the costs of setting up a new city government. This was the deciding factor for many people, and the initial attempt at incorporation was defeated in 1978.

The idea did not die. That same year, the legislature changed the law so that second class cities were no longer required to create separate school districts. This eliminated much of the financial concern and made the incorporation idea more feasible to residents. Another vote was held in February of 1980, and this time the residents of Granger, Hunter and Redwood narrowly approved incorporation. The opposition did not give up and scheduled a dis-incorporation vote for July 8, one week after the official birth of the City. They were unable to dissolve the new city, however, as residents again expressed support for incorporation.

At the time of the 1980 incorporation vote, there was also a vote for City officers. Henry Price, one of the prime movers behind incorporation, became the first mayor. He, along with two commissioners, Renee Mackay and Jerry Wagstaff, helped form the administrative and legislative bodies of the new City. Their goals included limiting taxes, encouraging home ownership, improving the appearance of the City, respecting property rights and creating a park system.

A referendum changed the City's government to a council/manager form, effective January 4, 1982. The first Council was comprised of Gerald K. Maloney as Mayor and Brent F. Anderson, Larry D. Bunkall, Michael R. Embley, Jay G. Jackson, Claude L. Jones and Quentin C. Winder as Councilmen. John D. Newman became West Valley City's first City Manager.

In March of 1988 the City annexed the land around the Hercules rocket fuel manufacturing plant (now Alliant TechSystems). In 1984 Hercules was Salt Lake County's largest private employer with more than 5,000 employees and a payroll of \$115

million. There was considerable controversy because Hercules insisted that there be 'overpressure zones' surrounding their plant to protect against damage from potential explosions. A complex plan was worked out between Salt Lake County, Hercules and West Valley City to issue a revenue bond to buy land in the overpressure zone for recreational use and an industrial park. Hercules was to purchase additional land and give some to West Valley. The area became known as West Ridge and the West Ridge Golf Course was built. Improvements were installed to make the area an attractive commercial park. Frito Lay is the largest of several businesses that have located there.

The Present

Demographics

In 1998 West Valley City created the Environmental Scan, a document that profiles the current state of the City through a wide variety of demographic information. Until the Census 2000 results are available this is an accurate representation of our City and a copy can be obtained in the City's Community and Economic Development Department.

Community Image

West Valley City has been working hard to update its image, focusing specifically on lowering crime and on building public facilities. The next step is to improve the City's appearance by enacting urban design standards that can increase housing and neighborhood quality and create more livable and walkable public and private spaces.

Crime

The City has taken an aggressive stand on crime by hiring additional police, initiating a Community Oriented Police program, and working with neighborhoods. The Neighborhood Services Office was formed to help residents with community needs and concerns. A Weed and Seed grant was obtained to address crime in specific neighborhoods. This concentration on crime prevention and reduction appears successful, with a drop of 3.1% in the crime rate for 1998.

Entertainment

Another area that has received considerable attention from the City is creating places for family entertainment. A still developing Entertainment District contains the E Center, Hale Theatre, Hollywood Connection and numerous restaurants and hotels. The E Center, a 10,500 seat sports arena, opened in 1997. Home to the Grizzlies hockey team and Freeze soccer team, this facility also hosts numerous concerts and community events. In 1998, Hale Centre Theatre at Harmon Hall opened across the street from the E Center. This unique theater in the round provides a venue for local professional performances. The Hollywood Connection was next, offering theater style movie seating, indoor miniature golf, an indoor skating rink, laser tag, video games and a diner.

The E Center area is likely to develop into a major tourist draw, with activities for the

whole family. That is not the only area the City is concentrating on, however. The Family Fitness Center, located in the 77 acre Centennial Park, opened in 1999 and offers a wide variety of sports and recreational opportunities for all ages. Still to come is a large amphitheater for outdoor concerts that is planned in the West Ridge area.

Urban Design

Many of the businesses and subdivisions in West Valley were developed before incorporation and lack cohesive organization and design. An ongoing City goal has been to raise the quality of both commercial and residential development. Over the years the Planning Division of the Community and Economic Development Department, with the guidance of the Planning Commission and City Council, has raised the development standards and continues to 'raise the bar' with higher standards that still respect individual property rights.

Special Projects

In 1997 West Valley City hosted a team of outside design experts - the Regional & Urban Design Assistance Team (R/UDAT). Sponsored by the American Institute of Architects, this process was a fast paced work session using extensive public participation and site visits, and resulted in a set of recommendations for the future of the City.

In 1999, the City obtained grants from the legislatively appointed Quality Growth Commission, the non-profit Envision Utah organization and from Utah Power to hire a consultant to prepare plans for a mixed use type of neighborhood development. This Jordan River Neighborhood plan includes a set of unique design standards that are meant to create friendly, walkable, mixed-use communities that fit with the local environment. Both the R/UDAT recommendations and the Jordan River plan have been incorporated into this General Plan update.

Strategic Plans

Each year all City Departments submit a list of accomplishments and goals to the City Council for consideration. The Council uses this information to create a Strategic Plan that identifies City priorities over the coming year. Recent Strategic Plan priorities have been integrated into this General Plan update, and the General Plan recommended goals and actions have been structured to assist in the Strategic Plan process.

Economic Development

Vision

A city with a healthy economic base that includes quality employment opportunities, long term investments in the community, and stable revenues.

Goals

Issue: How image effects economic development

! **Goal:** Improve the overall image of West Valley City

! **Goal:** Improve key “Gateways” into the City

Issue: How education effects economic development

! **Goal:** Improve education levels in West Valley City

Issue: Revitalization of commercial development

! **Goal:** Reduce strip retail along major transportation corridors

! **Goal:** Help businesses create synergistic relationships

Issue: Marketing West Valley

! **Goal:** Establish good rapport with local businesses

! **Goal:** Create “tourist guides” for the entertainment district

! **Goal:** “Put West Valley on the map”

Issue: Improving industry and employment opportunities

! **Goal:** Provide higher paying jobs within West Valley for current residents

! **Goal:** Attract a wider variety of employment opportunities to West Valley

Issue: Transportation related industries

! **Goal:** Promote the distribution of transportation taxes based on impact

Economic Development

- ! **Goal:** Promote zoning standards that better integrate transportation industries into the City and that minimize any negative impacts
- ! **Goal:** Create comprehensive mixed-use centers that service the transportation industry

Issue: Development around transit centers and business parks

- ! **Goal:** Develop mixed-use centers around future light-rail stops
- ! **Goal:** Promote executive-level services around Lake Park Corporate Center

Issue: Dependence on tax revenues from commercial development

- ! **Goal:** Diversify tax revenue sources to minimize the potential damage of revenue shortfalls in any one sector
- ! **Goal:** Increase revenues, decrease service costs, fund special improvement projects

Issue: Self determination

- ! **Goal:** Control or influence how important resources are used

Economic Development

Profile

West Valley City has grown substantially in the last 20 years. One of the major areas of growth has been in business and industry. West Valley currently has a positive net number of jobs, meaning that there are more jobs available in the city than there are employable persons. However, many of these jobs are unskilled or semi-skilled positions which generally do not pay as much as professional positions. In some respects this is appropriate considering that West Valley City has one of the lowest adult

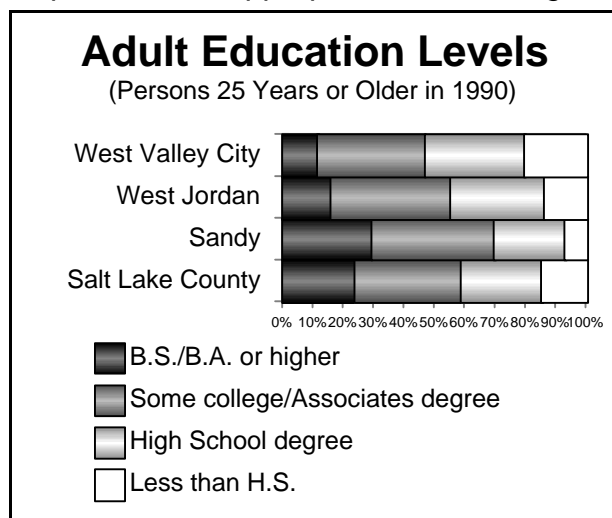


Figure EC1 - 1990 Census

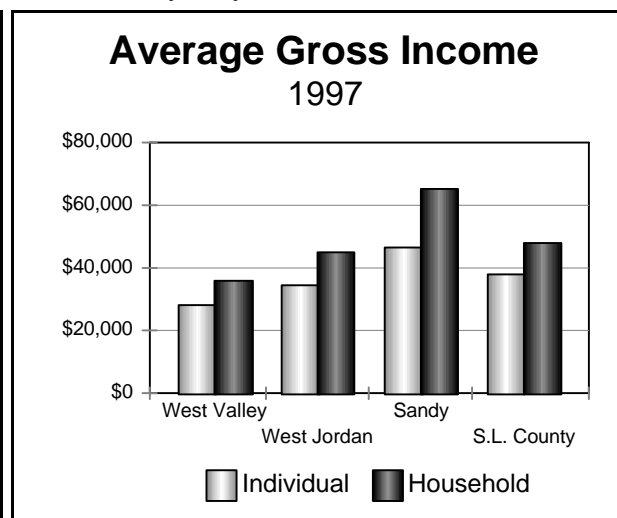


Figure EC2 - Utah State Tax Commission

education levels in the Salt Lake Valley. However, in recent years the City has made significant investments into the community, with the goal of encouraging a better balance of employment, housing, and lifestyle opportunities. As part of this goal, the City would like to promote businesses that provide higher paying jobs for all residents and to encourage continuing education and advanced training.

Business and Industry

The freight/trucking transportation industry is a significant employer in West Valley City. Companies such as United Parcel Service, Federal Express, Mervyns, Freightliner, and England Trucking have corporate offices and/or major distribution centers in the City. Most of these businesses have located near or adjacent to Hwy 201 (2100 South), as it provides direct access to I-80, I-215, 1-15, and Bangerter Hwy.

The Decker Lake Business Park is a regional employment center that includes a mix of office, warehouse, and light manufacturing uses. The Franklin Covey corporate offices anchor the Decker Lake Business Park. A 1999 study by Wilbur Smith Associates

estimates 5,000+ jobs upon build-out.

The new Lake Park Corporate Centre shows promise of becoming a major regional

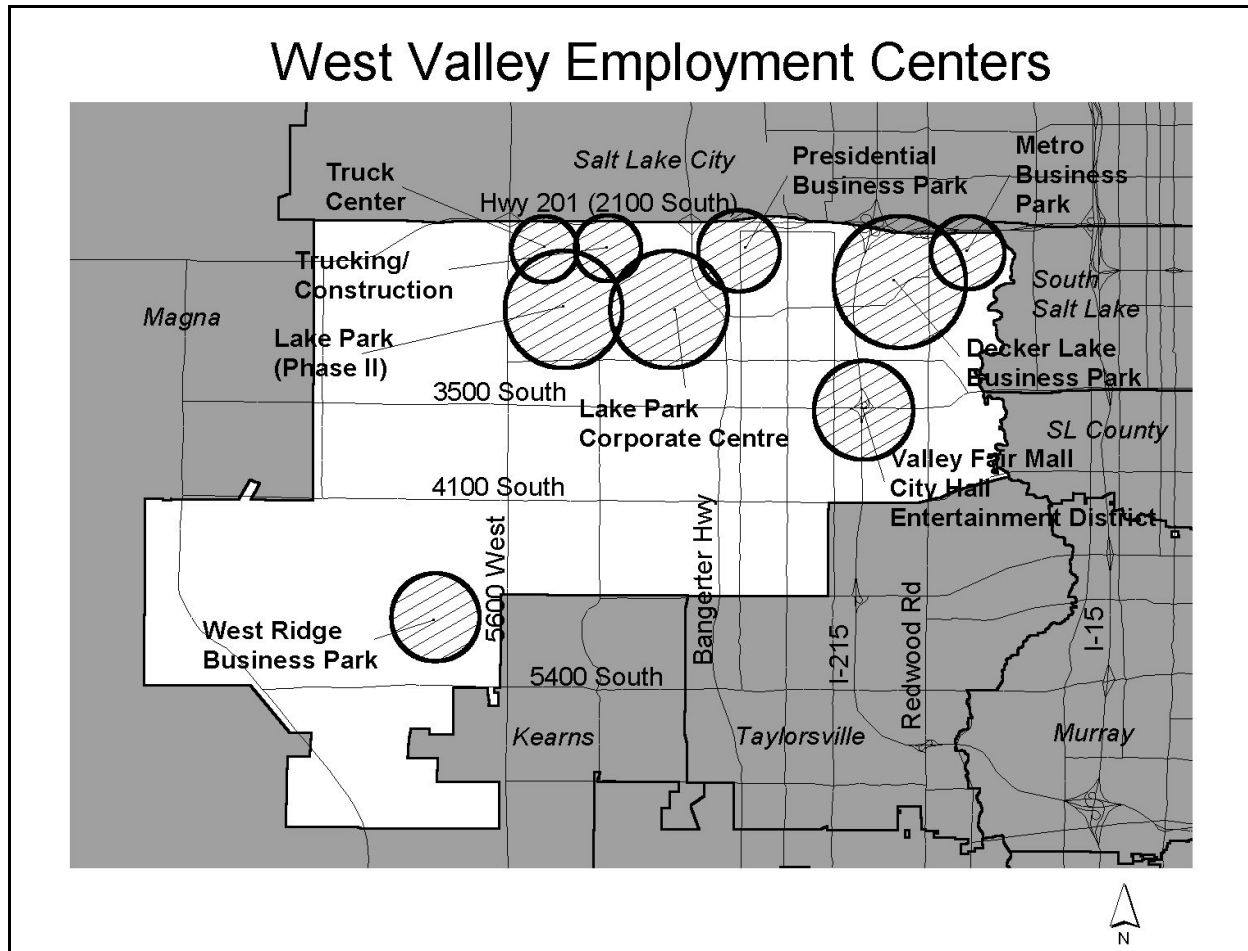


Figure EC3 - WVC Community and Economic Development

employment center. The recently completed Dean Witter/Discover Card corporate office complex consists of approximately 300,000 square feet of office space on 39 acres of land, while Intermountain Health Care occupies approximately 200,000 square feet on 28 acres. A 36 hole golf course encompasses the area, with extensive trails and wetland features. Approximately 400,000 square feet of additional office space is currently proposed or under construction. It is estimated that businesses within Lake Park will employ 18,000 - 21,000 persons when both phases are completed. (Wilbur Smith Associates, 1999)

Certified Property Tax Rate

West Valley City has a higher property tax rate than either West Jordan or Sandy,

however the actual amount of revenue generated on a per capita basis is relatively

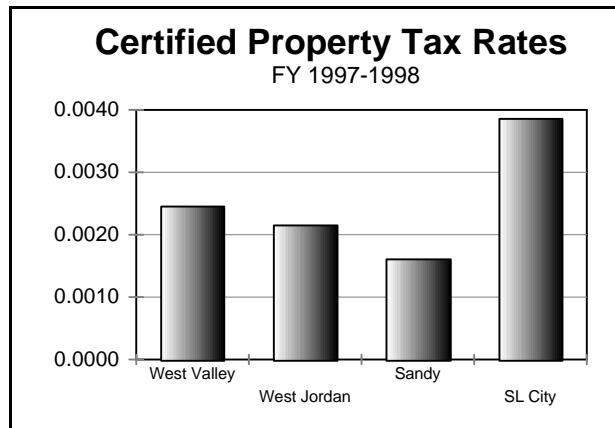


Figure EC4 - Financial Reports from the Respective Cities

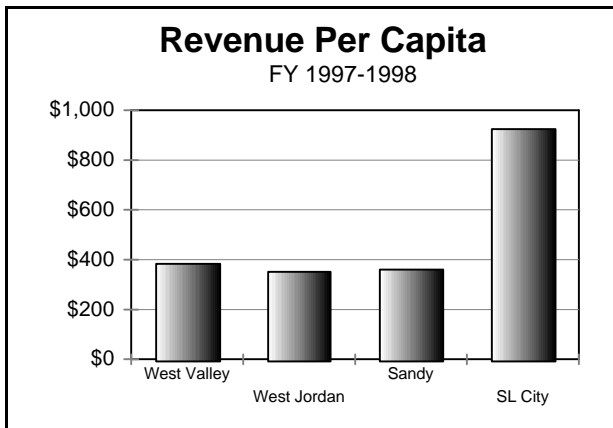


Figure EC5 - Financial Reports from the Respective Cities

close. This can be attributed to the fact that on the average, it costs approximately the same to provide services for West Valley residents as it does for Sandy or West Jordan residents. Each city structures its tax rates and other revenue sources as it feels necessary, however, the actual amount of taxes collected per person is relatively the same. Salt Lake City, on the other hand, differs dramatically from West Valley, West Jordan, or Sandy, because of its large daytime population. Estimates indicate the population of Salt Lake more than doubles on weekdays between 8 am and 5 pm. All of these people require services and generate revenues, however, they are not represented in most revenue analyses because they are not permanent residents. As a result, if they were to be added to the permanent population then Salt Lake's revenue per capita figures would be very similar to other cities in the County.

Sales and Use Tax Rates

As of January 1, 2000, all municipalities and unincorporated areas of Salt Lake County charged the same general sales tax rate of 6.35%. This included a state sales and use tax of 4.75%, a local sales and use tax of 1.0%, a mass transit tax of 0.25%, a botanical, cultural, and zoo tax of 0.1%, and a county option sales tax of 0.25%.

Other sales and use taxes included a 3.5% charge for transient rooms (i.e. apartments), a 2.5% motor vehicle rental tax, a 7.0% hotel room tax, and a 1.0% restaurant tax. West Valley City residents pay a municipal energy tax of 6.0%, (which is also known as a utility tax because it assessed against utility charges). As a comparison, West Jordan charges a municipal energy tax of 5.5%, Sandy City charges 4.0%, and unincorporated Salt Lake County has no charge.

Issues/Goals/Actions

Issue: How image effects economic development

A popular slogan says that “Image is everything”. While not always true, studies have shown that most people do form biases based on first appearances. West Valley City’s current stigma of being a less desirable place in which to locate is due substantially to the visual appearance of key parts of the City. To emphasize the point, university students are often brought to the 3500 South corridor to learn how not to design a city. Billboards, strip commercial, tract homes, minimal or non-existent landscaping, and generally poor maintenance are some of the more obvious reasons why the city has a negative image. One of the results has been that some upscale businesses have chosen to not locate within the City, even though studies have shown a spending base sufficient to support them.

! Goal: Improve the overall image of West Valley City

” Action: Create design guidelines that will visually enhance existing areas and that will attract more businesses to locate within the City

! Goal: Improve key “Gateways” into the City

” Action: Create a set of design standards for each major gateway into West Valley to enhance the initial perception of the City

Issue: How education effects economic development

Education is one of the most important factors in evaluating the future economic status of a community. Through numerous years of study, the Utah State Department of Education has found a correlation between school test scores and the socio-economic status of an area. Furthermore, the Department has devised a formula that calculates the range that future test scores should fall in, based on the average income and education levels of an area.

Assuming that the Department of Education’s formula and correlation are accurate, it should also be possible to predict future income levels based on current test scores and education levels. This means that areas with low school scores and low levels of education should have a low median income in the future. Other studies seem to support this theory – economically depressed areas will most likely stay economically depressed unless some outside influence causes change to occur.

Direct Effects Of Education

- Virtually all major companies research average community test scores and education levels when choosing to expand or relocate
- A college degree is required for most professional positions
- Wages generally increase as education levels increase
- Education increases the opportunities and options available to a person

Secondary Effects Of Education

- Communities with high education levels usually have increased sales tax revenues due to higher levels of expendable income
- Communities with high education levels usually have more funds available for amenities such as parks, golf courses, libraries, youth programs, etc.
- Parents with high levels of education are more likely to have children with high levels of education

For West Valley City to make major economic improvements, it needs to improve the education of its residents.

! Goal: Improve education levels in West Valley City

- " **Action:** Work with Granite School District to isolate West Valley schools for special analyses and programs
- " **Action:** Research alternatives such as a West Valley City School District, charter schools, business partnerships, etc.
- " **Action:** Establish and support continuing education and E.S.L. programs

Issue: Revitalization of commercial development

A large portion of West Valley City businesses are located along major transportation corridors, such as 3500 South and Redwood Road. Virtually all of the businesses have individual curb cuts and no cross-access parking agreements. Pedestrian access between businesses is minimal and in disrepair. Persons wishing to patronize a neighboring business must drive their vehicle out of the parking lot, onto a public street, and then into the next parking lot. The result is an increase in traffic, a decrease in pedestrian activity, and no synergistic business activity.

Encouraging businesses to relocate into synergistic clusters decreases the amount of frontage West Valley City has to maintain, reduces traffic congestion by eliminating individual curb cuts, and improves public safety. In turn, improvements in public safety

and traffic flow make businesses more accessible and attractive, which increases sales and tax revenues.

Integrating residential units into commercial and office structures reduces the need for parking by making it more convenient to walk than to drive, and provides a stable customer base for smaller shops and businesses. Developers have suggested that residential densities of 25 units/acre or more are necessary to support this type of mixed-use development.

! Goal: Reduce strip retail along major transportation corridors

" **Action:** Draft ordinances and plans that encourage businesses to locate/relocate into clusters around semaphore controlled access points

" **Action:** Find and analyze areas in the city where residential and office uses could be added to existing commercial sites

" **Action:** Mix residential, office, and commercial uses within a development or within convenient walking distance of each other

! Goal: Help businesses create synergistic relationships

" **Action:** Promote mixed-use areas or nodes of similar businesses

" **Action:** Encourage businesses to locate around common parking areas and access points

" **Action:** Encourage businesses to provide convenient and attractive pedestrian connections to other businesses

" **Action:** Work with Valley Fair Mall to diversify uses and increase pedestrian activity

Issue: Marketing West Valley

It is just recently that West Valley City has realized the importance of marketing itself to the world. The recent creation of a distinct public relations department within City Hall, along with several high profile public ventures such as the E-Center and Hale Theatre, have formed a good basis to build on. However, there are still many things that the City should do to promote itself.

! Goal: Establish good rapport with local businesses

- " **Action:** Make contacts with the Chamber of Commerce, industry leaders, and other prominent business persons
- " **Action:** Sponsor luncheons, workshops, and other activities to get to know local business representatives better
- ! **Goal:** Create "tourist guides" for the entertainment district
- " **Action:** Work the local hospitality group of businesses located by the E-Center
- " **Action:** Create maps, guides, brochures, websites, and other types of advertising materials
- ! **Goal:** "Put West Valley on the map"
- " **Action:** Get City representatives and employees involved in high profile activities that would give the City positive recognition
- " **Action:** Take advantage of the 2002 Winter Olympics to show off the positive aspects of West Valley City

Issue: Improving industry and employment opportunities

West Valley City has historically been known as a blue-collar community. Over the years, many heavy and light industrial businesses have located in or around the City. West Valley also has some of the lowest test scores and college education levels in the Wasatch Front region, as well as one of the lowest median incomes. The current socio-economic status suggests that West Valley City should actively seek out industrial companies that provide high paying manufacturing jobs, to take advantage of the existing work force.

Since the mid 1990's, the City has also taken a more aggressive approach in attracting education intensive professional positions, in an effort to provide more diverse employment opportunities. The challenge is to provide continued employment for current residents while attracting more professional and higher paying employment opportunities.

- ! **Goal:** Provide higher paying jobs within West Valley for current residents
- " **Action:** Support businesses that provide non-professional, but well paying

career positions

! **Goal:** Attract a wider variety of employment opportunities to West Valley

" **Action:** Modify zoning ordinances to promote uses that offer more professional and higher paying employment opportunities.

Issue: Transportation related industries

Recent advancements in technology allow for the near instantaneous transfer of information all over the world. Physical transportation, however, hasn't changed much in the past 50 years. Most goods and people are still transported by automobile, truck, train, boat, or airplane. West Valley City, by virtue of its central location and proximity to the Salt Lake Airport, could easily become the center of the transportation industry in Northern Utah. Several major freight and truck related businesses have already located within West Valley City limits. These companies provide stable and high paying jobs for unskilled and semi-skilled persons, which is a benefit to many City residents. However, these businesses generate very little sales tax, and they incur substantial wear on roads and other infrastructure, which can result in high maintenance costs for the city. Furthermore, the current distribution formula for transportation related taxes does not adequately address the actual impact of transportation on a community. For example, West Valley City is currently lobbying to receive a portion of the Salt Lake City Airport Tax because a large portion of the City is adversely impacted by low flying aircraft. Preliminary analysis appears to indicate that truck transportation revenues are also improperly distributed.

! **Goal:** Promote the distribution of transportation taxes based on impact

" **Action:** Work with the State and County to analyze the redistribution of transportation related taxes

! **Goal:** Promote zoning standards that better integrate transportation industries into the City and that minimize any negative impacts

" **Action:** Develop land-use plans and analyses that indicate appropriate areas for mixed-use transportation-oriented centers

" **Action:** Require transportation industries to locate in or around comprehensive mixed-use centers designed to provide retail services for those industries

" **Action:** Require transportation industries to locate on or adjacent to State

roads to reduce City maintenance costs

! **Goal:** Create comprehensive mixed-use centers that service the transportation industry

" **Action:** Work with developers and property owners

" **Action:** Modify zoning ordinances to promote mixed-use centers that include hotels, restaurants, fuel stations, parts and service shops, and other necessary services

Issue: Development around transit centers and business parks

In the near future West Valley should begin to analyze the economic potential of development around light rail stations. Mass transit stations world wide have been successfully developed as office, commercial, and mixed-use centers. It would be in the City's best interest to have preliminary plans in place before light rail is physically installed, in order to maximize the economic potential.

West Valley should also take advantage of its proximity to the Salt Lake International Airport and the new Lake Park Corporate Center. Executives and other business travelers visiting companies in West Valley generate substantial amounts of tax revenue that should stay in West Valley.

! **Goal:** Develop mixed-use centers around future light-rail stops

" **Action:** Find areas most conducive to mass transit and mixed-use centers

! **Goal:** Promote executive-level services around Lake Park Corporate Center

" **Action:** Encourage the developers of the Lake Park Corporate Center to provide upscale mixed-use residential, commercial, and office uses by creating and implementing a mixed use zoning ordinance

" **Action:** Encourage privately owned roads, cross-access agreements, and other shared infrastructure through changes in existing ordinances

Issue: Dependence on tax revenues from commercial development

Approximately one third of West Valley City's operating income is the result of sales tax. Therefore it is in the City's best interest to attract diverse and lucrative retail businesses

while minimizing service costs. An effective way to increase sales while minimizing costs is to promote intense nodes of commercial development surrounded by high density residential and office space. This form of urban development is self supporting because it contains goods and services for sale with a guaranteed market integrated into one site. Strip commercial developments and segregated shopping centers, on the other hand, have to rely on expensive advertising and signage to attract customers to their sites. They require extensive exposure and frontages along major streets. This translates into millions of dollars of city funded road maintenance and improvements.

! Goal: Diversify tax revenue sources to minimize the potential damage of revenue shortfalls in any one sector

" Action: Encourage businesses that bring new or underdeveloped market segments into West Valley.

! Goal: Increase revenues, decrease service costs, fund special improvement projects

" Action: Prepare a land-use feasibility study to determine where mixed use zones and dense commercial is most appropriate

" Action: Modify zoning ordinances and the general plan map to encourage intense nodes of synergistic commercial development and to discourage strip development along major transportation corridors

" Action: Modify zoning ordinances and the General Plan Map to encourage mixed-use developments that combine high density housing, office space, and retail into one site

" Action: Promote the use of funds to improve streetscapes, parks, bike trails, and other special projects

Issue: Self Determination

Education, commercial businesses, and industry may be the three wheels that make the City move economically, but government is the guide that keeps them from stopping or spinning out of control. West Valley City's top priority should be to evaluate its policies and statutes to make certain that it has control over its own destiny as much as possible. The following are some of the important resources to control or influence:

- Education
- Water and Sewer

- Transportation

It may not be possible for West Valley City to directly control all of these resources, however, it should work to expand its influence in these areas as much as possible.

! **Goal:** Control or influence how important resources are used

- " **Action:** Interact with UDOT, UTA, Granite School District, and the various sewer-improvement districts on a regular basis
- " **Action:** Research the feasibility and/or desirability of West Valley City forming its own water and school districts

Urban Design

Vision

A city whose physical appearance reflects the positive values of its residents.

Goals

Issue: Incorporation of R/UDAT concepts and ideas

- ! **Goal:** Use the R/UDAT design guidelines to create a town center
- ! **Goal:** Implement the R/UDAT urban design guidelines throughout West Valley

Issue: Image and design enhancement

- ! **Goal:** Adopt unique design standards that set West Valley apart from other communities
- ! **Goal:** Apply design standards to new and existing developments within the City

Urban Design

Profile

Before WWII, neighborhoods were designed with tree lined streets, small neighborhood stores, and readily accessible public transit. However, the post WWII suburban construction boom that was fueled by a strong economy and the easy availability of the automobile changed the way that neighborhoods were designed and built. Instead of building neighborhoods to accommodate people, neighborhoods were built to accommodate automobiles. Streets became more important than sidewalks. Front doors were replaced by garage doors. Porches were enclosed or eliminated. Residential lots became shallower and wider. Large regional supermarkets killed off neighborhood shops. In just a few years, quaint communities all across America died off and were replaced by generic, suburban development.

West Valley City was one of the first areas in the Salt Lake Valley to be overrun by the new style suburban development. The flat, inexpensive land that had attracted farmers, also proved irresistible to developers. By the mid-sixties the West Valley area had become a rapidly growing suburb of Salt Lake.

West Valley wasn't the only community to experience post WWII growth. Communities like Midvale, Sugarhouse, and Rose Park also grew rapidly during the 50's and 60's. However, Midvale and Sugarhouse developed around existing community centers, while Rose Park and West Valley grew out as extensions of Salt Lake City. As a result, West Valley City and Rose Park became faceless suburbs – places without an identity. When West Valley City finally incorporated in 1980, one of the main issues was repairing the damage done to the community by years of poor county planning and management.

“As a cornerstone issue of the incorporation campaign, planning was seen as the mechanism that would make West Valley City a more desirable place to live...City officials hoped to accomplish three main goals: encourage home ownership, improve the City's appearance, and maintain respect for individual property rights.”

(History of West Valley City; Michael J. Gorrell: p. 67)

West Valley City continues to espouse these three goals, with the understanding that the dichotomy they create is a necessary one. The role of government is to protect the health, welfare, and safety of its citizens, which means balancing individual rights with the rights of the community. In order to improve West Valley's image and to encourage people to buy homes and settle permanently in the City, regulations governing land-uses and property maintenance are necessary. These regulations infringe on some individual property rights, however the benefits that they provide to the community as a whole are

greater than the loss to individual persons. It is in this vein that West Valley City established standards for urban design. The purpose is to make West Valley an attractive place so that people and businesses will want to make it their permanent home.

Since incorporation, West Valley City has grown and changed dramatically. Most of this change has occurred outside of established neighborhood areas. The development of the E-Center near Decker Lake Road and 3100 South sparked the emergence of an entertainment district that now includes the Hale Theatre, the Hollywood Connection entertainment center, and numerous hotels and restaurants.

The development of the Lake Park Corporate Center, Decker Lake Business Park, Metro Business Park, and Presidential Business Park has established a strong employment and industrial influence along the northern border of the City. In effect, it has limited areas of residential growth to south of Parkway Blvd (2700 South).

Prior to incorporation, West Valley's primary commercial area was the 3500 South corridor between Redwood Road and 4800 West. Most of the development was shallow, strip commercial or small businesses on individual lots. However, since incorporation most new commercial development is in large commercial centers near major intersections. Much of this new development came as a result of City sponsored redevelopment areas, which allowed for the consolidation of disparate parcels into larger, more useful sites.

Some of the urban changes have been less desirable than others. Bangerter Highway, which runs north-south through the middle of the City, was supposed to be a major economic generator. So far the highway has turned out to be a major disaster, effectively dividing the City in half and generating serious traffic disruptions, accidents, and other problems.

Issues/Goals/Actions

Issue: Incorporation of R/UDAT concepts and ideas

In 1997 West Valley City participated in a Regional and Urban Design Assistance Team (R/UDAT), which is a “fast paced, intensive work session usually lasting four days.” The result was “an illustrated strategy and recommendation for addressing a community’s concerns.” (Introduction; *West Valley City R/UDAT*, 1997)

R/UDAT focused heavily on urban design, specifically for the area of the City east of 2700 West. It also included city-wide recommendations, some of which were to:

- Establish “Gateway” areas that distinguish the City from surrounding communities
- Improve the 3500 South corridor with oversized sidewalks that are separated from the roadway by street trees
- Accommodate bicycles by developing grade-separated bike paths as streets are built or renovated
- Require “secure connections” that allow pedestrians to walk safely and comfortably to adjacent developments and to public sidewalks
- Enhance the usability of transit by building more shelters at major stops
- Create shared civic space and focus transit, civic, and commercial uses
- Establish building-, site-, and sign design regulations that focus on improving both new and existing development

One of the most important recommendations that R/UDAT made was to create a *Town Center* in the area surrounding the E-Center and Hale Theatre. The Town Center would set the standard for development and design principles in the area, and would be the focal point of other, smaller activity centers.

! Goal: Use the R/UDAT design guidelines to create a town center

" Action: Work with developers and property owners to incorporate the R/UDAT recommendations into their plans

- ! **Goal:** Implement the R/UDAT urban design guidelines throughout West Valley
- " **Action:** Incorporate the design guidelines into City ordinances

Issue: Image and design enhancement

West Valley City has the stigma of being a less desirable place to live, which keeps property values low, promotes renting instead of home ownership, and discourages investments in property maintenance and redevelopment. Since incorporation, the City has invested millions of dollars in time and money to improve its image, including key capital improvements such as the E-Center, Hale Theatre, and Centennial Park. Private investors have also contributed, with particular recognition going to Zions Securities for the *Lake Park Corporate Centre* near Bangerter and 2700 South, and to Franklin Covey for their corporate facility next to Decker Lake.

In recent years West Valley has grown and matured to a point where it has begun to establish its own identity as a true first class city. Recent studies, such as R/UDAT and others, have recommended the creation of a small scale “downtown” or “town center” to act as a focal point for establishing city-wide design standards. Communities such as Midvale, Murray, Sugarhouse, and others, have found it advantageous to build on the traditions of their historic town centers, an option unavailable to West Valley. The creation of a town center would give a focus to design and redevelopment efforts.

- ! **Goal:** Adopt unique design standards that set West Valley apart from other communities
- " **Action:** Research and analyze communities with historic downtowns
- " **Action:** Create design standards based on the successes of other communities and the history of the West Valley area
- ! **Goal:** Apply design standards to new and existing developments within the City
- " **Action:** Use federal and state funds to upgrade streetscapes, and public facilities
- " **Action:** Work with property owners to establish SID’s, community design workshops, and other programs to encourage the improvement of existing developments

Neighborhoods

Vision

A city made up of healthy, safe, walkable and green neighborhoods

Goals

Issue: The need for flexibility in neighborhood design

- ! **Goal:** A wide range of neighborhood designs
- ! **Goal:** Neighborhoods that are friendly to pedestrians and bicycles

Issue: The cleanliness and attractiveness of all neighborhoods

- ! **Goal:** Improved City streetscapes

Issue: High-risk neighborhoods

- ! **Goal:** A system to address high-risk neighborhoods quickly and completely

Issue: Strong and stable neighborhoods

- ! **Goal:** Increased resident involvement in the community
- ! **Goal:** Cross cultural understanding
- ! **Goal:** Increased cooperation between the public schools and the neighborhoods

Issue: The future of West Valley's children

- ! **Goal:** To support parents and schools in raising the quality of education
- ! **Goal:** Provide additional youth programs

Issue: Community concerns about crime

- ! **Goal:** Improve the safety of all neighborhoods
- ! **Goal:** Educate people regarding crime issues and perceptions

Neighborhoods

Profile

In a recent survey, many residents clearly stated that they love their neighborhoods and neighbors. In fact, most West Valley neighborhoods are clean, safe, friendly places to live and work. Many of the City's neighborhoods predate City incorporation and often residents identify strongly with these historic districts.

There are two interconnected parts to a neighborhood, the physical setting and the social quality of life of the residents. On the physical side, neighborhoods are shaped by the houses as well as the amenities and services that unite the individual houses into a community, such as schools, streets, libraries, parks and shopping. On the social side, neighborhoods are an inherent part of any City, and contain unique identities that reflect the values, lifestyles and at times the problems of the residents.

There were two main sources of feedback that contributed to the recommendations for City neighborhoods. First, the 1997 Regional Urban Design Assistance Team (R/UDAT) created an ambitious set of recommendations using urban design experts and public input. They suggested the City should improve the quality of development, create walkable neighborhoods, and encourage ethnic groups to preserve and share their cultures.

Second, the extensive public input process involved in writing the General Plan provided information on what residents would like to see in their neighborhoods. Residents asked for higher quality development standards. They appreciate the steps the City has taken to help neighborhoods organize, to prevent crime, to clean up the City and to improve new development, but are concerned about specific neighborhoods with crime and maintenance problems.

Physical Setting

Physical Design

Physical design is important to the social experience of neighborhood residents. A community with wide streets, fast traffic, prominent garages, minimal landscaping and no walkable destinations fosters social isolation. A neighborhood that is designed with narrow streets to slow traffic, front porches for sitting, lots of landscaping and schools or stores close by, is more likely to encourage walking and thus interaction. This also increases safety, since interaction facilitates a feeling of 'ownership' among residents.

Currently, most of the City's residential neighborhoods are conventional single-family subdivisions, with concentrations of multi-family units and mobile home parks. Much of the new development is on infill land, which is usually undeveloped and smaller parcels scattered throughout the more developed sections of the City. Traditional subdivision

layout is changing, however, as builders are finding more flexibility through Planned Unit Developments (PUDs). As the preference for PUDs rises, alternatives are being proposed and built.

One alternative is clustering, which permits smaller lot sizes with a larger amount of community-shared open space. Another alternative is mixed use, which incorporates commercial, office and residential into a cohesive, self-contained neighborhood. Both of these designs aim at creating more walkable, green and friendly communities. Because there is nothing static about neighborhood design, there will continue to be new ideas on the best way to build physical neighborhoods that promote healthy social communities.

Physical Maintenance

Although there is no proven cause or effect, the connection between physical decay and social breakdown is widely acknowledged. Neighborhood livability is affected by deterioration, under-use and poor landscaping. Physical decay is often a function of poverty, where people are not able to afford upkeep. There are also people with different priorities who do not place as high a value on a neat yard as the average middle-class resident. Whatever the cause, it is important to maintain a minimum standard for all our neighborhoods in order to address both the physical and social health of our neighborhoods.

Social Issues

City residents are generally law abiding, caring, friendly and willing to participate in civic events. There are, however, a few issues affecting neighborhoods that need to be addressed. These issues are the changing ethnic and racial background of the population, the state of the City's public schools, neighborhoods with concentrations of poverty and the perception of high crime rates and gang problems throughout the City.

Changing Demographics

Currently West Valley City is evolving from a largely agrarian, Caucasian population to a more suburban/urban, culturally diverse populace. This has presented challenges as long-time residents and newer residents with different cultural traditions and values find themselves sharing a neighborhood. There have been some misunderstandings as residents learn each others ways.

Some of these new residents are recent immigrants and have problems common to new arrivals in our country. Their education and income levels may be lower and they may be unable to take advantage of job opportunities due to limited English. It is often difficult for their children to adjust, and the adjustment is complicated by the fact that they are not always made to feel welcome in the community.

Table N1 - Population Changes in West Valley					
	Caucasian	Asian/Pac. Isl.	Native American	African American	Hispanic
1990*	90.91%	3.90%	1.20%	0.81%	6.91%
1997**	82.58%	8.71%	0.85%	0.75%	7.12%
source: *1990 Census ** Granite School District					

Public Schools

One way to integrate new residents into the community is through the schools, which have the potential to be a neighborhood focal point and central gathering place. The newest Granite School District policy is to allow neighborhood organizations to reserve schools during open hours, which increases community access.

West Valley schools make up approximately one third of Granite School District. Some of the issues currently facing the schools are low test scores, high drop out rates, multiple languages spoken in the classroom and high turnover rates. Granite School District has recently initiated a reading program to help some of the low performing schools. They are also looking more at curriculum based tests that they feel more accurately reflect what the students are learning. The City, in turn is looking more carefully at development patterns that affect the schools. This is an issue where the City and School District can work together for the welfare of the children.

Poverty

West Valley has traditionally been a working class community, and low income families move to West Valley because it is more affordable than other parts of the Valley. Table N2 shows West Valley average income compared to other cities in Salt Lake County.

Table N2 - 1997 Salt Lake County Income Comparisons	
City	1997 Average Household Income
Murray	\$41,298
Sandy	\$59,049
West Jordan	\$44,559
<i>West Valley City</i>	<i>\$29,890</i>
Salt Lake County	\$37,104
Source: WFRC 1998 Surveillance of Socioeconomic Characteristics	

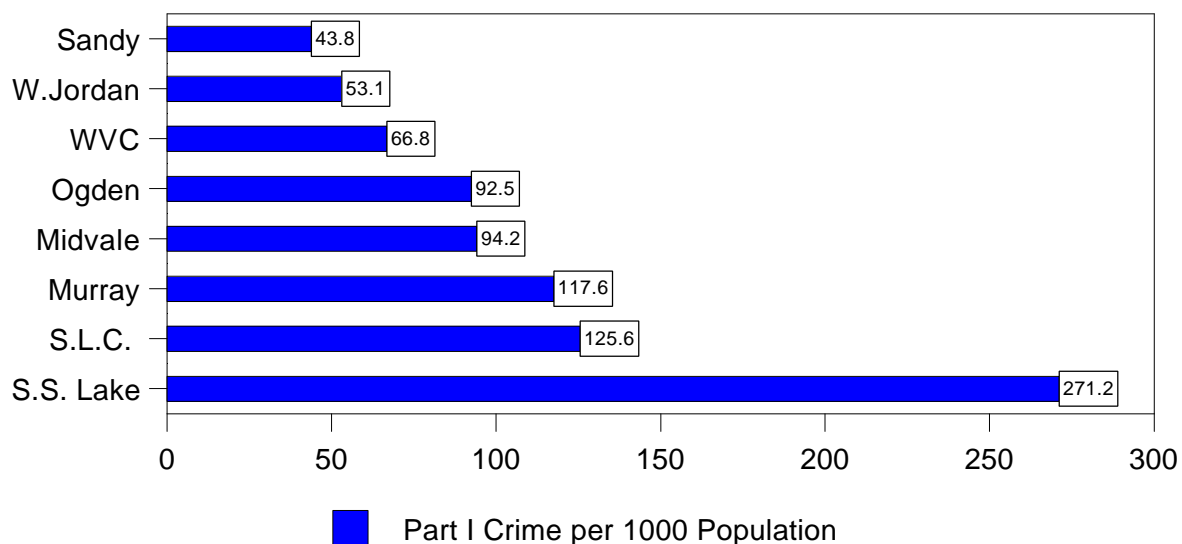
Neighborhoods

The majority of our low income residents are good neighbors and fit well into the community. Neighborhoods where there are *concentrations* of residents with very low incomes, however, tend to have problems. These are generally areas where absentee landlords are the norm, and little or no background checks are done on potential renters. This can lead to higher than average crime rates. These absentee landlords often put minimal investment back into the properties, which consequently may have maintenance issues. Some of these areas may need extra attention from the City to maintain their livability.

Crime

In City surveys and public discussions crime is cited frequently as a major concern, and in fact, it has been a major strategic focus of the City Council recently. West Valley has added many new officers in the last three years. There is a perception that West Valley has a high crime rate compared to the rest of the Salt Lake Valley. However, after converting the data to a theoretical 100,000 population and looking at Part I Crimes (the most serious) per 1,000 people, it is clear that West Valley is not the crime capital that the media portrays. (see Graph N1)

Graph N1 - 1996 Crime Comparison



Source: 1997 Environmental Scan

It should also be noted that crime is generally going down and arrest rates are going up. Actual Part I and Part II Crimes were lower in 1998 than in 1997 or 1996, despite a growing population. From 1997 to 1998, Part 1 Crimes decreased by 3.1%, while arrests for that category increased 13.8%. It is also useful to note that of four homicides in West Valley in 1998, three were related to domestic disputes with only one having a

connection to gangs. (source: 1998 Police Annual Report) In 1999 there were again only four homicides.

City Response

Neighborhood Services

Since the 1984 General Plan, West Valley has initiated actions to make neighborhoods work better for residents. In 1993, the City created Neighborhood Services as a link between the City and the community. These staff members coordinate with other City departments to maintain high standards of neighborhood livability.

One of the main roles of the neighborhood staff is to help residents develop Neighborhood Associations and Neighborhood Watch organizations. Currently there are over 95 of these groups in the City, some very active, some relatively inactive. These informal groups come together for different purposes, whether it is to get a new stop sign, to get rid of a suspected drug house, or just to get better acquainted. Although some cities have formalized a top down structure for neighborhood input, West Valley believes that the bottom up method is more effective in actually addressing issues that matter to our residents.

The neighborhood staff have other programs to enhance communication in the City. They write and distribute a quarterly newsletter and three times a year they put on an informational meeting, to address issues of interest to residents such as how to write a local newsletter, or how to organize to solve a problem. They hold an annual National Night Out Against Crime, and for the past two years West Valley has had the greatest turnout of neighborhoods/residents participating in the National Night Out in all of Utah. Over the same period they have sponsored 65 neighborhood block parties. Working with the Youth City Council, a group of public-spirited City teens, they help create the next generation of community minded residents.

COP and Weed and Seed

There are two programs where Neighborhood Services works closely with law enforcement, the Community Oriented Police (COP) division, started in 1997 and the Weed and Seed program, initiated in 1998. The Community Oriented Police (COP) follow a philosophy of problem solving, looking for creative solutions to neighborhood conflicts. These officers get to know the residents and landlords in their assigned neighborhoods and work with them in an effort to reduce and prevent crime. Working with Neighborhood Services, the COP officers often attend the Neighborhood Association meetings, and they help set up Neighborhood Watch and Mobile Patrol.

In 1998, the City received a Weed and Seed grant from the Federal Justice Department, money intended to provide targeted assistance to specific neighborhoods with crime or poverty problems. These grants are managed by Neighbors in Action Crime Prevention

Coalition, a group of volunteer residents concerned about crime issues in the City. The money from Weed and Seed has been used for such things as computer labs, extra police, improvement or beautification programs and other neighborhood strengthening activities. The Weed and Seed officers work closely with the COP officers and Neighborhood Services. This program makes efficient use of scarce resources and has reduced some crimes in the targeted areas by over 40%.

Other City Departments and Associated Groups

Another department that is important to neighborhoods is Ordinance Enforcement. Like the COP officers, the Ordinance Enforcement officers often attend Neighborhood Association meetings. Their job is to enhance neighborhood livability by enforcing regulations against weeds, litter and other public nuisances. In 1998, the City made ordinance enforcement a civil rather than a criminal complaint and started the Administrative Code Enforcement division to handle the ordinance cases more quickly and efficiently. This has widely improved the ability of the City to ensure the cleanliness and attractiveness of our community.

West Valley Housing Authority is involved in neighborhoods through CDBG and HOME funds, which they administer. These Federal funds are directed at a wide variety of housing and neighborhood improvement projects. Currently these funds pay for one of the Neighborhood staff positions.

City sponsored committees such as the Healthy West Valley Committee, the Clean and Beautiful committee, the Civic Committee, the Arts committee and the Parks and Recreation Committee are working with City government to promote the health and welfare of our neighborhoods. They sponsor clean up campaigns, tree planting, art shows and other worthy projects.

Specific Plans

The City will be preparing specific plans for each planning district in the next few years. These district plans will provide a detailed snapshot of each area, including issues that need to be addressed and the assets already available in the community to address those issues. As the 2000 Census data becomes available in the next few years, it will be incorporated into the analysis.

Issues/Goals/Actions

Issue: The need for flexibility in neighborhood design

The single-family home on a large lot may be preferred by many, but should not be the only form of development available. A more urban neighborhood with live/work housing or a mixed-use neighborhood that allows limited commercial uses in residential neighborhoods may be practical for many residents without automobiles. Clustered housing with community open space may appeal to busy working couples who want a home without the upkeep of a large yard. Some neighborhoods may prefer to preserve an agrarian, horse friendly ambiance. The goal of the City is to encourage diversity, so that all residents can find a neighborhood that meets their needs.

Allowing more flexibility in neighborhood design also allows development, as much as possible, to work with the natural features of the land, such as wetlands or canals as well as human made features such as odd-shaped parcels.

Currently neighborhood design standards are focused on the automobile. Pedestrian and bicycle access in all neighborhoods can provide an alternative for people who do not drive due to age or inclination. Pedestrian friendly streets also encourage interaction between neighbors, making a safer and more friendly community. Narrower and shorter streets, bicycle lanes, sidewalks and street trees are all design methods for promoting walking and bicycling.

! Goal: A wide range of neighborhood designs

- " Action:** Create a mixed use ordinance
- " Action:** Create a flexible Planned Unit Development ordinance
- " Action:** Actively communicate neighborhood design concepts to local developers
- " Action:** Assist neighborhoods that want to maintain an agricultural atmosphere
- " Action:** Remain open to new ideas in neighborhood design

! Goal: Neighborhoods that are friendly to pedestrians and bicycles

- " Action:** Promote pedestrian and bicycle access in new and established neighborhoods

Issue: The cleanliness and attractiveness of all neighborhoods

Neighborhood quality is a function of factors such as resident attitude, resident economic status, housing maintenance, landscaping and city services. If a neighborhood begins to look run down, people tend to put less effort into maintaining their homes. This neglect accelerates and the area begins to decline. As an area declines, it is more likely to attract crime. This is a vicious cycle that can be started by one or two housing units or vacant lots that are neglected, or one or two non-landscaped yards. It is in the City's interest to identify those areas *before* they deteriorate. Housing related maintenance programs are listed in the housing section. Here larger neighborhood issues are covered.

! Goal: Improved City streetscapes

- " **Action:** Provide information on how residents can get street lights, curb, gutter and sidewalks financed
- " **Action:** Provide information to residents on tree planting and other landscaping - including xeriscaping
- " **Action:** Encourage neighborhoods to adopt a unique identity through yard lighting or landscaping
- " **Action:** Identify visual blight and target enforcement
- " **Action:** Sponsor regular clean up campaigns
- " **Action:** Initiate curbside recycling
- " **Action:** Require underground utility lines/find funding sources for changing existing overhead power lines

Issue: High-risk neighborhoods

There are many ways a neighborhood can show problems. There could be ordinance issues or buildings that are deteriorating or maybe active gangs. Sometimes there are low test scores in the schools or misunderstandings between residents. However it starts, once a neighborhood begins to decline it takes a lot of work to turn it around. Therefore, it makes more sense to attempt to prevent problems and when they can't be prevented, to make a concerted effort to address them quickly.

It is often hard to cohesively look at problem neighborhoods due to the lack of coordination between the various City departments. Planning, fire, building inspections, ordinance enforcement, neighborhood services, COP and Weed and Seed officers find themselves working on different aspects of the same neighborhood problem with minimal understanding of what the others are doing. This can be inefficient and ineffective.

Many cities have created teams consisting of staff from relevant departments as well as local neighborhood leaders. The teams meet regularly to address the needs of the neighborhood. To be an effective tool, this idea needs the support of all City Departments as well as the City Council.

! Goal: A system to address high-risk neighborhoods quickly and completely

" Action: Create a structure for Community Inter-Action Teams (CIT)

Issue: Strong and stable neighborhoods

Neighborhoods are made through the connections that exist between people. Residents who are involved in the community, through the neighborhood associations, through the schools, through the City sponsored committees or in other ways show a commitment that makes a neighborhood safer and healthier.

In many areas, residents would like to see action taken either to deal with a problem or to improve an existing situation. Maybe they would like a new park, or help dealing with a gang problems or to clean up an empty lot. Whatever the need, cooperation between the residents involved and between the residents and the City can be highly effective in bringing about change. It is important to involve the residents since they know the issues and neighborhoods, and often have practical ideas on needed actions.

It is also important for residents to feel they can contribute to the City even when there are no specific issues. By providing many opportunities for residents to become involved, the City helps build a strong community spirit. Currently, residents can get involved by joining or forming a neighborhood group, or by volunteering on a city-sponsored committee. Both of these provide ways for residents to impact their community.

West Valley City is a diverse community with an increasing minority population. Often people with limited incomes and people from minority groups are uncomfortable in neighborhood organizations and committees. It is often hard, especially for minority youth, to fit into a new place. It is important for the City to find a way to involve them in the planning process and to assure that they feel included. As with any group of people, the more people feel connected to their community the more they will work with others to

ensure safe and friendly neighborhoods. The City has created a Polynesian advisory board to keep communication open between the City and the strong Polynesian community. A multi-ethnic advisory board would open communication between all groups in the City.

A final issue to consider is the use of public schools. Elementary schools have the potential to be accessible, affordable meeting rooms for community groups. Current School District policy allows use of the elementary schools only when they are open, due to liability and cleaning issues. The City can continue to work with the School District to increase access.

! Goal: Increased resident involvement in the community

- " **Action:** Create a pool of money to be used by neighborhood organizations for local projects
- " **Action:** Continue Neighborhood Associations, Neighborhood Watch and NeighborNet trainings and newsletters
- " **Action:** Continue to involve residents through meetings, civic committees and work with the PTAs, non-profits and youth groups
- " **Action:** Continue to promote volunteer opportunities

! Goal: Cross-cultural understanding

- " **Action:** Create a multi-ethnic advisory board
- " **Action:** Create a plan for a multi-cultural center
- " **Action:** Continue to sponsor activities that show off the cultures that make up our City

! Goal: Increased cooperation between the public schools and the neighborhoods

- " **Action:** Work with the School District to increase the civic use of elementary schools

Issue: The future of West Valley's children

Children are the future and an important part of West Valley. Current issues are the quality of the schools and youth crime. These concerns affect not just our children but

the direction of City growth. Perceptions of under-funded schools and high crime rates discourage both new businesses and higher income people from locating in a community. While it is easy to see these issues as the responsibility of the school district and the police, in fact they need to be addressed in a more comprehensive manner.

Currently, the schools in West Valley City have numerous challenges. Test scores are low, drop-out and turn-over rates are high and for many students English is a second language. The City needs to take an active role in helping parents and schools to increase the opportunity for an topnotch education for all children.

Well-educated youth with a stake in the community and a future to look forward to are a stabilizing factor while students who feel like they are failing are more likely to drop out and to get into trouble. Youth crime ties up our police and courts and contribute to the negative reputation of the City. Concern over gangs affects the feeling of safety in the community and can contribute to the deterioration of a neighborhood.

One way to approach the issue is to focus on the children before they create problems. To do that, we need to focus on the schools and on youth activities that welcome young people from all backgrounds. This can include initiating organizations like Big Brother/Big Sister or promoting arts, crafts, or cultural activities.

! Goal: To support parents and schools in raising the quality of education

" **Action:** Appoint a city staff person to work closely with PTAs and the School District

" **Action:** Encourage business sponsorship of schools

" **Action:** Promote a close connection between neighborhood schools and neighborhood organizations

" **Action:** Work with the University of Utah or Salt Lake Community College to involve education and community development students in West Valley schools

! Goal: Provide additional youth programs

" **Action:** Research available and needed youth programs

" **Action:** Create a youth jobs program

Issue: Community concerns about crime

In talking to residents, it becomes clear that there is a perception that West Valley has a high crime rate and is a dangerous place to live and work. Most residents know that their own neighborhoods are safe, but that does not alleviate the concern. All of the actions in the neighborhood section are designed to help create safe neighborhoods. The following are more directly related to crime and the perception of crime.

! **Goal:** Improve the safety of all neighborhoods

" **Action:** Continue to assist in the formation of neighborhood watch associations

" **Action:** Continue to work through Weed and Seed to create programs targeted to at-risk youth

! **Goal:** Educate people regarding crime issues and perceptions

" **Action:** Continue to provide crime prevention information

" **Action:** Continue to publicize crime statistics and solutions

Housing

Vision

A city containing quality housing of all types and prices

Goals

Issue: Housing quality

- ! **Goal:** Continue to increase the quality of all new housing
- ! **Goal:** Continue to encourage durable building materials

Issue: Housing maintenance

- ! **Goal:** Proper and timely maintenance of the City's housing stock
- ! **Goal:** A system to address serious and/or repeat problems quickly and completely

Issue: The lack of diversity in housing types and prices

- ! **Goal:** A variety of housing alternatives
- ! **Goal:** A balance of housing prices, including higher priced housing

Issue: The need for low/moderate income affordable housing

- ! **Goal:** Adopt the Moderate Income Housing Plan

Issue: The belief that home ownership strengthens the community

- ! **Goal:** Encourage home ownership

Issue: The cost of new residential development

- ! **Goal:** Have impact fees capture the main costs of all new development
- ! **Goal:** Exclude low income housing from impact fees
- ! **Goal:** Encourage more efficient use of land

Issue: The need for housing for people with special needs

! **Goal:** Assure housing is available for residents with special needs

Housing

Profile

To live a normal life in our society, housing is a necessity. In the 1984 General Plan, West Valley acknowledged the ongoing responsibility of the City to assume an active role in providing adequate and affordable housing for all residents. Traditionally, local governments have had considerable control over local housing stock. From initial zoning and building permits to Planning Commission and City Council approvals, cities regulate what kind of housing is built and where. The location and quality of residential uses are important to any city, and West Valley will continue working for safe, affordable, high-quality housing for our residents.

There are two sources of feedback that have contributed heavily to the City's housing goals. First, the 1997 Regional and Urban Design Assistance Team (R/UDAT) created an ambitious set of recommendations using urban design experts and public input. They suggested the City should expand the types and price range of the housing stock. Specifically they suggested higher quality large and small homes, townhouses and housing mixed into retail/office development. They heard resident complaints about existing multi-family housing and suggested new multi-family should be solidly built and well-maintained.

Second, the extensive public input process involved in writing the General Plan provided information on what housing options residents would like to see. Much of the input received was similar to the R/UDAT study, but often provided more detail. People told the City they would like more higher priced and higher quality housing. Residents again expressed some concern over the poor quality of much of the existing multi-family housing. Specifically people were worried about crime, overcrowding in the schools and maintenance. However, residents suggested that ideas such as requiring on-site management or scattering a small amount of multi-family in single family neighborhoods could address those concerns. Most people have lived in apartments at some time and many prefer that option as they age. Residents recognize the legitimate role this type of housing plays in a community, they just want to see the City do more to ensure well managed projects.

The following information paints a general picture of the City's current and projected housing needs. For more detail on housing affordability see the West Valley City Moderate Income Housing Plan. After the 2000 Census data is released, this section will be updated to provide a more complete profile of West Valley's housing stock and needs.

Current Housing Stock

In 1990, the Census counted 27,367 total housing units in West Valley, 25,933 of them occupied, and most of them single family detached homes.

Table H1 - Housing Types in West Valley in 1990

	SF detached	attached 1-19 units	attached 20+ units	mobile homes	other
%	66.33%	23.32%	3.76%	6.23%	0.36%
source: 1990 Census					

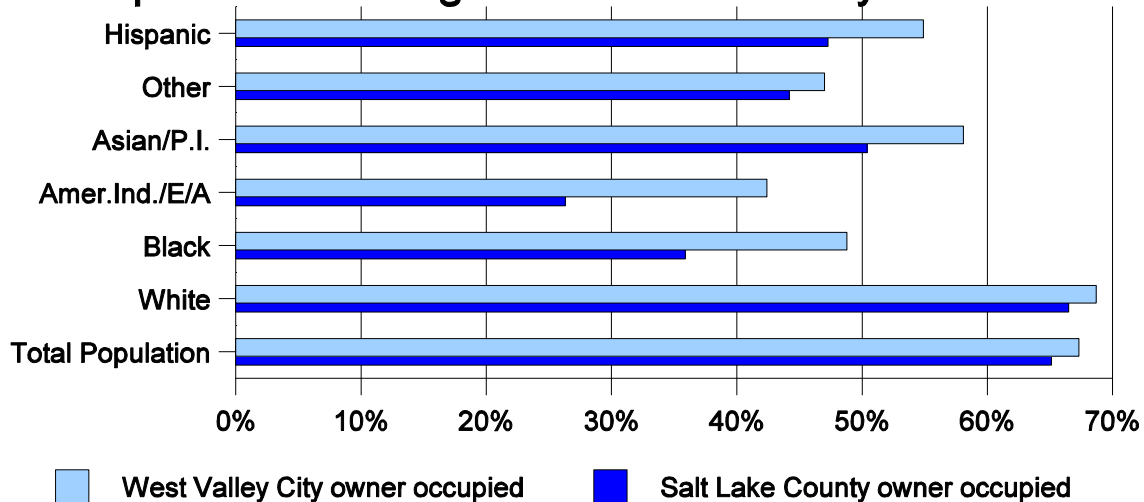
Recent growth has reinforced the dominance of this type of housing, which has grown from 66.33% to 69.81% in the last decade.

Table H2 - Trends in Residential Building Permit Activity

	up to 1995	1996	1997	1998	1999	total	% of total
single family	20,554	992	748	558	494	23,346	69.81%
duplex	1,766	10	8	2	0	1,786	5.34%
multi-family	5,368	426	76	104	32	6,006	17.96%
mobile home	2,109	20	92	21	64	2,306	6.90%
total	29,797	1,448	924	685	590	33,444	100.00%
source: West Valley City Community and Economic Development Department							

In general, housing is less expensive in West Valley than in many parts of Salt Lake County. In 1999, the average home sale price in the West Valley area was \$118,702. This is considerably less expensive than the Salt Lake County area average for the same year of \$172,028. (source: WFRMLS)

This affordability may be one reason why there are higher ownership rates in the City than in the County. Another reason for higher ownership rates may be the strong belief that home ownership is a stabilizing factor in the community. As can be seen in Graph H1, the ownership rate is also higher for each racial and ethnic group.

Graph H1 - Housing Tenure - SL County and WVC

source: 1990 Census

There is a fair amount of rental housing in the City, and like the owner housing, it is more affordable than the much of the housing in the Valley. According to Hendricks & Partners Apartment Updates, average rent for the first quarter of 1999 was \$608 compared to Midvale/Sandy at \$684 or Murray/Holladay at \$637. The vacancy rate for rental housing has been high enough over the last few years to contribute to these lower rental rates. At year end 1998 it was 5.5% and for the first quarter of 1999 it was 5.1%. Although falling, these rates do not indicate a housing shortage, and Hendricks & Partners anticipate vacancy rates to continue slowly falling, and rents to continue slowly rising.

Residential Needs Projection

Residential land use has become increasingly important in West Valley since incorporation. In 1980, residential land use was the third largest consumer of available land, behind agricultural and vacant land. At the end of 1998, residential use took up over 25% of the available land, far ahead of agricultural and vacant uses. A recent analysis showed that using all available land with residential development potential, (at four units/acre and 3.3 persons/unit) the City at build out will have room for a total population of 135,827. However, redevelopment and other factors that encourage new, denser housing types could make this number substantially higher.

There is currently an estimated 2,121 acres of vacant or agricultural land that could be developed as residential. As can be seen in Table H3, using the Wasatch Front

Regional Council 2020 population prediction, a density of 5-6 units/acre will be needed to ensure all residents are able to find adequate housing. This would indicate that the single family home on an 8,000-10,000 square foot lot should be supplemented with more dense housing alternatives.

Table H3 - Estimated Population at Build Out in West Valley City				
Current Projections		Population Projections at Build Out (current population + new units*3.3 persons/HH)		
Jan. 1, 2000*	2020 Projection**	4 units/acre*	5 units/acre*	6 units/acre*
107,830	144,289	135,827	142,827	149,826
* source: West Valley Community and Economic Development Department **source: WFRC				

One other factor that could affect the amount of land available for residential use is annexation. Between 1984 and 1999 there were a number of annexations that led to an increase in City land. The major addition of residential land was Diamond Summit, which in 1996 added 735 units of new housing to the City. Future annexations could also have an affect on the supply of residential land and housing in the City.

Special Needs Housing

Besides regular housing needs, there are individuals in West Valley who need special housing, due to special needs. For residents with severe mental, physical or developmental disabilities the only housing options may be group homes, nursing homes or even hospitalization. Yet, independent living is often possible for people with less extreme disabilities, if they are provided with some assistance. Frail elderly, homeless persons and people with physical disabilities and/or mental disabilities and/or substance abuse problems often need extra help to be able to live on their own.

Generally, people with special needs, like most people, prefer to live as independently as possible. There are two types of help that make independence possible, physical adaptations and social services. For the physically disabled and frail elderly, simple changes such as wheelchair accessibility or door handles instead of knobs, may be enough to allow independent living. For others, such as substance abusers or the mentally ill, social services may be needed in order to achieve the necessary stability. Each person has unique needs and many benefit from a combination of physical modifications and social services. All communities have individuals who need help and all communities have an obligation to ensure appropriate housing is available.

Currently there are four apartment complexes in West Valley with a total of 351 units that are designated for seniors over 55 years of age. The apartments vary in the

amount of services they offer. For example, Victoria Woods expects residents to be completely independent while the on-site manager at Harmony Gardens works with social service providers to ensure residents have access to needed help. Each of these projects have units that are wheelchair accessible, and many have additional modifications for the elderly.

These projects also vary in their affordability, based on how they were funded. Valley Fair Village, which is the most affordable, charges residents 30% of their income for rent. This project has a waiting list of around six months. This is the only project where rent is based at 30% of income, and the wait list indicates that there may be a need for more similar housing.

Compass Villa - 55 Units - rents from \$242 to \$500
Valley Fair Village - 100 units - rents 30% of income
Victoria Woods - 100 units - rents from \$490 to \$629
Harmony Gardens - 96 units - rents from \$385 to \$597
Lakeside Village Apartments - 115 units - rents from \$579 to \$719
Centennial Park Senior Condos - 35 units - priced from \$108,000

Housing for people with major mental illness is provided by Valley Mental Health, which has 20 units at Oquirrh Ridge West and 20 units at Valley Crossroads. These are affordable one bedroom units for clients who are able to live independently, but who need a dependable connection to mental health treatment. Valley Mental Health also has leased housing and housing vouchers that they use to ensure their clients are adequately housed. This organization has made housing a priority and they adequately provide a wide range of alternatives for people with severe and persistent mental illness.

Since the passage of the Americans for Disabilities Act in 1991, housing for the physically disabled has become easier to find. Many units are available in the community for those able to afford market rent. For disabled persons on Supplemental Security Income (SSI) there is more concern. A total monthly income of \$500 in 1999 does not allow people to pay market rents. Currently there are 12 affordable units for the physically disabled in Magna that are managed by Utah Non-Profit Housing. That agency considers affordable wheelchair accessible housing as a current priority. The Disabled Rights Action Committee confirmed that the problem is not finding housing that is accessible, but is finding housing that is accessible and affordable. One thing that has helped is that West Valley City Housing Authority was recently awarded 100 Section 8 Certificates for handicapped and disabled individuals.

Finding housing for people with substance abuse is often difficult. Although substance abuse is often more of a medical concern than a housing concern, it is frequently linked to homelessness. There is a debate as to whether homelessness is caused by substance abuse or substance abuse is a reaction to homelessness, but either way both

Housing

housing and treatment are important. There are a wide variety of agencies providing substance abuse treatment in the Salt Lake Valley and according to a counselor at the County Substance Abuse referral center there is a short wait time for people interested in participating. Although the detox shelter fills quickly in the winter, that may be because of a need for a warm place to sleep rather than a desire for treatment.

The Salt Lake Council of Governments under the direction of the Human Services and Housing Committee recently completed an analysis of homelessness in the Salt Lake Urban Area. This analysis was presented to and adopted by the West Valley City Council as Resolution 99-384 on October 7, 1999. The goal is to provide a continuum of care that will ensure all people are able to find and maintain adequate housing. The continuum runs from housing with concentrated social support to housing with little or no social support. West Valley contributes CDBG money to the Traveler's Aid society, one of the largest providers of shelter in the area.

Issues/Goals/Actions

Issue: Housing quality

Historically there has been concern in West Valley over poor quality housing. The 1984 General Plan talked about 'new blight', which is poorly built new construction. Many local builders believe that West Valley is a community of small homes and low incomes. They base their development on that perception, building primarily small starter homes without many amenities. To provide inexpensive housing they sometimes cut corners, creating a product that is less durable over the long run.

To combat this, the City has enacted new zoning and building standards that promote a higher quality housing product. The most recent change was to create a 1,200 square foot minimum housing size for all new housing development. Because raising the size of housing does not always ensure that it is high quality, the City will look again at all the current zoning and building codes to see where they might be altered to encourage both innovation and quality. Quality is a difficult concept to regulate, involving not only materials but workmanship. One possible method to encourage quality is to create a point system, where developers get higher density for using better materials, more amenities and so on. This allows them to build a higher quality product, yet maintain their profit level.

Not only does the City need to increase the standards, but we need to communicate with developers so there is understanding of what we are trying to do. We also need to hear their ideas on how to get higher quality homes.

- ! **Goal:** Continue to increase the quality of all new housing
 - " **Action:** Create a point system/density bonus ordinance
 - " **Action:** Modify residential building, zoning and subdivision regulation as needed
 - " **Action:** Create an information sheet outlining City housing goals
 - " **Action:** Meet once a year with developers to discuss City housing goals
- ! **Goal:** Continue to encourage durable building materials
 - " **Action:** Create an information sheet on preferred materials

Issue: Housing maintenance

There are two issues with housing maintenance. One is that some housing units need maintenance to keep the units structurally sound. This includes problems such as leaking roofs and foundations that are settling. The other issue is those units that are structurally sound, but are not aesthetically maintained. These problems include things like dead landscaping, weeds, junk cars and peeling paint. The City has an interest in both of these issues. To retain the livability of existing housing, it is important to maintain structural integrity. To keep neighborhoods from deteriorating it is important to maintain neighborhood standards. These problems sometimes, but not always, go together.

There are many reasons people let housing deteriorate. In some cases there may be absentee landlords, as in the case of some neighborhoods in West Valley that have high concentrations of absentee owners. It also may be due to poverty, with owners unable financially to provide needed repairs or upkeep. With people increasingly busy, sometimes maintenance and aesthetics may not be seen as a priority. Whatever the reasons, the City will work to ensure that housing is maintained structurally and aesthetically.

Currently the City ensures housing up-keep through Building Inspections and Ordinance Enforcement. For low-income residents, the West Valley Housing Authority has numerous programs that provide funds for maintenance or rehabilitation. They offer to pay for a home maintenance class at a local college for residents receiving down-payment assistance. They participate in Christmas in April, a yearly volunteer clean up and maintenance program.

Serious and repeat maintenance problems can be handed to the Community Inter-Action Teams as outlined in the Neighborhood Section of this General Plan.

- ! **Goal:** Proper and timely maintenance of the City's housing stock
 - " **Action:** Continue structural inspections and enforcement of local ordinances
 - " **Action:** Continue Housing Authority programs for emergency maintenance and rehabilitation
 - " **Action:** Continue to offer home repair workshops to low-income buyers
 - " **Action:** Continue to participate in yearly volunteer clean-up programs
 - " **Action:** Create a quarterly neighborhood positive image award

! **Goal:** A system to address serious and/or repeat problems quickly and completely

" **Action:** Create a structure for Community Inter-Action Teams (CIT)

Issue: The lack of diversity in housing types and prices

Many West Valley City residents are not well served by the single family home. Married couples with children and a stay at home mom are no longer the majority, and the single family suburban homes that fit this lifestyle do not work for many households. Seniors and disabled people often find traditional subdivisions isolating and hard to get around. Students may need inexpensive rooms or apartments while they attend school. Working single parents might be interested in potential house sharing opportunities, where they could trade babysitting and other chores. Live/ work units might be a way to encourage small start up businesses. Co-ops and co-housing are other options for residents looking for more community oriented housing.

While West Valley has traditionally allowed duplexes, four-plexes, mobile homes and apartments as alternatives to the single family home, many of these have created problems, and should not be the only alternatives available. By considering other options such as 'granny flats' and controlling them to ensure quality, West Valley can provide for the needs of all residents.

Besides a variety of housing types, there is a need for a variety of housing prices. Traditionally, West Valley City has consisted of moderate and low priced homes. When a resident is looking to move up to higher-end housing, they often find it necessary to look outside the City. Similarly, people transferred to executive jobs in West Valley also find themselves unable to find appropriate housing in the City. As an employment center for the Salt Lake Valley, West Valley would like to ensure that people with higher incomes are able to find housing that meets their needs. This would add balance to the housing stock and would allow people to cut their commute time by living closer to work. The need for more housing at low/moderate price levels is discussed in the Moderate Income Housing Plan.

! **Goal:** A variety of housing alternatives

" **Action:** Assess housing alternatives in the Salt Lake Valley

" **Action:** Rewrite residential zoning codes as needed

" **Action:** Review yearly

- ! **Goal:** A balance of housing prices, including higher priced housing
 - " **Action:** Require all new developments to offer a range of housing prices
 - " **Action:** Create a map identifying potential upscale housing locations
 - " **Action:** Work with developers to encourage higher priced housing
 - " **Action:** Do a market study on higher priced housing

Issue: The need for low/moderate income housing

In 1996, the State legislature passed a law requiring all municipalities in Utah to look at their need for moderate income housing and create a plan to meet that need. The West Valley City Moderate Income Housing Plan contains an analysis of current low/moderate housing stock and recommendations to meet additional need. State law requires that this plan be updated yearly.

- ! **Goal:** Adopt the Moderate Income Housing Plan
 - " **Action:** Implement the Moderate Income Housing Plan recommendations

Issue: The belief that home ownership strengthens the community

West Valley has a high percentage of home ownership, reflecting the local belief that ownership provides people with roots that make for a stronger community. Ownership is possible here for most upper income and many moderate income households. The City should continue to work to ensure that lower income residents also have opportunities for ownership.

- ! **Goal:** Encourage home ownership
 - " **Action:** Continue to provide down payment assistance for low income residents
 - " **Action:** Continue to work with Habitat for Humanity and with CROWN to promote ownership opportunities for low income residents

Issue: The cost of new residential development

Residential development generally costs a municipality more in services than it generates in revenue, since infrastructure must be provided and parks and other amenities are expected. Impact fees are used to recapture some of the costs of new development. It is useful to reexamine the impact fees regularly to ensure that, as much as possible, new development pays for itself. However, these fees can have a substantial impact on low income housing, so the City should also look at lowering or dropping impact fees for affordable or special needs housing.

Infill development is one method of encouraging the efficient use of existing infrastructure and amenities. Policies that encourage infill should be developed.

! **Goal:** Have impact fees capture the main costs of all new development

" **Action:** Continue to recalculate impact fees yearly

! **Goal:** Exclude low income housing from impact fees

" **Action:** Research the impact of excluding low income housing from impact fees

! **Goal:** Encourage more efficient use of land

" **Action:** Create incentives for infill

Issue: The need for housing for people with special needs

There are people in the community who need assistance in order to maintain their independence. By providing some design modifications or services such as meals on wheels, people are able to avoid expensive and unnecessary institutionalization. This is a plus not only for the individual but also for society as a whole which often ends up footing the bill for institutional care through Medicaid or Social Security.

! **Goal:** Assure housing is available for all residents with special needs

" **Action:** Continue to work with non-profits to provide affordable special needs housing - especially for the physically disabled

Parks, Recreation and Culture

Vision

A city with a wide variety of parks, trails, recreation and cultural activities

Goals

Issue: Park acreage deficiency

! **Goal:** A total of 420 acres of parks

! **Goal:** Nature parks

Issue: Resident interest in a system of trails throughout the City

! **Goal:** A City-wide trail system

Issue: The wetlands in the Northwest Quadrant

! **Goal:** A wetlands trail system with observation decks

Issue: Sensitive development of the Jordan River environment

! **Goal:** An overall plan for the Jordan River area from 2500 South to 3300 South

Issue: The desire to increase open space throughout the City

! **Goal:** Encourage development that includes open space

Issue: The need for recreational opportunities

! **Goal:** Oversee the existing recreational programs

! **Goal:** Coordinate and develop additional recreational programs

Issue: The need for cultural opportunities

! **Goal:** Encourage a variety of cultural activities and facilities

Parks, Recreation and Culture

Profile

One of the primary reasons for the incorporation of West Valley City was the need to provide residents with better parks and recreational activities. Since that time, the City has constructed 13 parks, and the amount of City park acres has gone from 0 to around 157, including raw properties awaiting development. The goal of the City is to provide over 420 acres of parks and many trails with trail heads by the time the City is fully built out. The City has also built a number of recreational facilities, most recently West Ridge Golf Course and the Centennial Park Family Fitness Center.

In 1995, the City created the Parks and Recreation department to oversee the growing parks and recreation programs. In addition, the Parks and Recreation Advisory Committee was formed to counsel the City about parks and recreation issues.

From the beginning, recreation was seen as an important part of the parks program. In 1998, the parks department hired a recreation coordinator/programmer. Additional recreational programs are offered through Salt Lake County Parks Department. Coordination between the City and County Parks departments allows maximum choice with minimal duplication of services.

Recently there has also been interest expressed in organized cultural activities. West Valley has a wide variety of people interested in the arts and in cultural and multi-cultural activities, from community theater to the West Valley Symphony to Native American Pow Wows. The Arts Council, created in 1998, exists to promote culture and advise the City on cultural activities.

In creating goals for parks, recreation and culture, two important sources of information were used; the R/UDAT study and ideas from the General Plan update public participation process. The 1997 Regional and Urban Design Assistance Team (R/UDAT) consisted of a group of national design and planning experts who provided the City with recommendations for growth. They advised the City to create a nature park along the Jordan River that celebrates the local high desert region natural systems, and highlights the historic significance of the crossing of the Jordan River by Joseph Harker. They suggested more pedestrian/bike links to parks, schools and around the E Center. Support for the arts was seen as important in helping provide identity to the City, including art in public places. They recommended that the City continue to offer support for ethnic groups who desire to share their cultures.

Input from the public participation process of the General Plan update, including meetings, surveys, forums and focus groups, was also useful. Residents expressed their interest in more parks and open space as well as trails around the City for walking,

biking and horses. There was some support for higher taxes for these improvements, but only if residents have a voice in how the money is spent. There was wide-spread approval for ensuring the preservation of the riparian area along the Jordan River and the wetlands in the Northwest Quadrant of the City. Finally, residents said they would like the City to continue to provide and support recreational and cultural facilities and activities for the whole family.

Parks

City parks and trails

Map P1 shows City parks, County parks and schools. There are currently thirteen City parks, ranging from the 77 acre Centennial Park to the less than an acre Willowwood. The City owns six additional parcels that are as yet undeveloped. Schools, with their adjacent playgrounds, are also considered park space that is available for use by residents. A recently adopted bike plan is the first step in creating a City-wide trail system. (see the General Plan Transportation Section)

Salt Lake County parks and trails

There are six developed County parks in West Valley, including the Redwood Center and a nature park by the Jordan River. The County also owns land along the River around 3300 South, that they have expressed interest in developing in conjunction with the City.

The Jordan River Parkway is a County-wide trail, and is designed to follow the River, running the length of the Salt Lake Valley. The West Valley section extends from 2100 South to 3100 South, where it crosses the River and continues through South Salt Lake, crossing over back to the West in Taylorsville. It is intended for bicycles and pedestrians.

Decker Lake is a forty-five acre parcel owned by the County, but at present it is not considered developed park space. However, they have been working to clean up the area and turn it into an open space park for local residents and businesses. A recent grant from the Salt Lake Olympic Committee will help turn the Lake area into a real asset.

Park standards and needs assessment

There are national standards for how much park space should be available in every community. The standards used in the 1984 General Plan are listed in Table P1. Sub-neighborhood and neighborhood parks are intended for local residents, with no parking lots or restrooms. Because communities have individual needs, the standard has not been updated and it is left to each community to determine their own needs. The trend, however, is to increase the minimum parks standards.

Table P1 - Parks Standards			
Type	Service Area	Acres/ Residents	Usual Size
Sub-Neighborhood and Neighborhood	.5 mile	2 acres/1000	.5 - 5 acres
District	1.5 miles	3.5 acres/1000	5 - 25 acres
City-wide	3 miles	2 acres/1000	25 - 50 acres
Regional	Entire City	15 acres/1000	50+ acres
Source: Manual of Housing/Planning and Design Criteria by De Chiara and Koppelman			

In 1999 West Valley had an estimated population of 106,000. Table P2 shows that for this population level, West Valley is very deficient in parks, even if we count both City parks and County parks within the City. With the population expected to rise to around 144,000 by the year 2020, it is going to be difficult to catch up.

Table P2 - Current City and County Park Acreage				
Type	Current # of parks	Current acreage	Acres needed*	Current Deficiency
Sub-Neighborhood and Neighborhood	7	13	212	199 acres
District	9	86	371	285 acres
City-wide	2	56	212	156 acres
Regional	2	156	1,590	1,434 acres
Total	20	311	2,385	2,074 acres
* based on an estimated 1999 population of 106,000				

These numbers are only useful as a guideline for showing that the City has a long way to go in meeting the park needs of our residents. Because West Valley was only incorporated in 1980, there has been little time for the City to develop a park system that meets or exceeds national standards. It also should be noted that this total does not include schools, which provide neighborhood playgrounds for younger children. The acquisition of Centennial Park shows that the City takes the creation of a park system very seriously. Although it would be nice to provide parks to the level listed above, it is not currently realistic. The advantages of standards are that they provide a

long term goal for the City and are useful for mapping what types of parks are needed and where they should be located.

Recreation

Recreation consists of actions that refresh, enliven and entertain. Recreation can be unstructured or it can be organized, either way there is a need for physical spaces in which to play. The role of the City is to provide places for people to recreate as well as opportunities for organized activities. Over the last 10 years West Valley has actively worked to provide a variety of spaces that can be used for recreation, and an assortment of recreational programs. Besides public parks, many of which contain fields and play structures, there are a number of facilities in the City that provide recreational opportunities.

The largest developed park and recreation area in West Valley City is the 77 acre Centennial Park, which consists of outdoor ball fields, an outdoor swimming pool that will be open in the Summer of 2000, the Accord Ice Rink and the Family Fitness Center. The 96,000 square foot Family Fitness Center opened in the fall of 1999, and includes two pools, a climbing wall, an indoor track, fitness facilities, dance studios and racquetball courts. There is a drop off day care on site and a children's edutainment center. Unlike the outdoor ball fields which are free to the public, the fitness center requires paid membership. However, the support of the City allows the fees for West Valley residents to be kept at a very reasonable rate. The outdoor pool and ice rink are operated by Salt Lake County, which also charge user fees. An outdoor skateboard park is planned for construction by private investors. Negotiations are currently under way.

The David and Grace Harman Senior Center is a recreational facility for residents over the age of 55. The house was donated to the City after being restored and enlarged by Pete Harman in 1989. Currently the Center provides activities and performances for seniors as well as noon meals. Operating funds come from a combination of West Valley City, Pete Harman and the federal meals program for seniors.

West Ridge Golf Course was completed in May, 1991, and consists of a two hundred acre 18 hole golf course, a driving range, putting green and a two story club house complete with a Pro Shop, snack bar and meeting rooms. A round of golf is reasonably priced, since like the Fitness Center, the City is out to supply a service. The meeting room, with stunning views of the mountains, can be rented for meetings and events.

The Redwood Center is a recreational facility that is owned and operated by the County. This complex has a gym, racquetball courts, a fitness area and meeting rooms. The facility sponsors adult and youth basketball, volleyball and soccer leagues. Also available are child care, educational programs and in conjunction with the City, a computer lab. The Redwood Center is open to all County residents.

Between the City and the County there are a wide variety of activities offered to West Valley residents. A series of Dan Jones surveys over the past years have provided information on the types of activities people want to see offered, from sports to first aid to dance. The programs change rapidly based on interest level.

Culture

Culture means different things to different people. Generally it includes music, dance, theater, ethnic heritage activities, and visual arts and crafts. Currently West Valley is home to the West Valley Symphony which offers classical music performances. The City owned E Center, home of the Grizzly Hockey Team and the Freezz Soccer Team, offers a wide variety of pop musical concerts. Hale Centre Theatre at Harman Hall offers traditional theater in a spectacular facility. There are currently no museums or art galleries located in the City.

West Valley City has a very active Arts Council that produces many cultural events each year including musicals, choral festivals, folk festivals, talent competitions, art exhibits and more. The Arts Council is preparing a large concert in the E Center to kick off it's fund raising efforts for a Performing Arts Center by featuring an event to honor nationally known artist from this area.

Parks and Recreation was reorganized in July, 1999 and a new Promotions and Event Development division was formed. This division will focus on image building activities for the City, including ethnic heritage activities such as the Polynesian and Native American events.

Financing Parks and Recreation

In building a parks and recreation system, funding is needed to acquire land, fund improvements, provide maintenance, and hire staff to coordinate programs. There are numerous financing options available to the City, and there are also Federal, State and County funding programs. Non-Profits may be a source of funding for specific projects. Currently, West Valley parks are funded through a combination of General Fund Capital Improvement Program money, Community Development Block Grant (CDBG) funding and City park impact fees. Because of the large amount of new development, impact fees have been the prime funding source, although Centennial Park was made possible through the use of bonds backed by general funds.

The available funding sources are listed below. Because each funding source is independent of the others, it may be necessary to combine money from as many sources as possible.

City funding sources

Park impact fees or dedications

All new development in West Valley is required to pay a park impact fee. This is the main source of funding for new parks and recreation programs. The theory is that new development generates a need for park facilities and therefore should contribute to those facilities.

Mill levy increases

This is the best way to generate a substantial amount of money for parks and recreation and can be levied over a long period of time. It is, however, often difficult to get consensus on a tax increase.

Recreation bonds

Bonds are usually made by a special investment company and sold to the public at current market prices with a guaranteed rate of interest. The funds generated are used to buy and/or build a recreation facility. The City then has to repay the bond at a prescribed interest rate over a predetermined period of time. Bonds are most effective for large construction projects.

Special Improvement Districts

These areas are assessed additional taxes above the regular mill levy expressly for the development and maintenance of public facilities and recreation projects in a specific area of the City. The idea is to have local users pay more for services that directly affect them.

Donations

Fund raising can provide donations of land or cash for parks, but often at a heavy cost of staff time.

User fees

User fees can generate small to large amounts of revenue depending on the activity. Most of the facilities that charge user fees are special use recreation facilities such as golf courses, swimming pools and recreation centers.

Federal funds

Community Development Block Grants - West Valley Housing Authority

These funds are intended to improve low to moderate income neighborhoods. They can be used for projects such as purchasing and building parks, constructing curb, gutter and sidewalk, or building fire stations and bridges. These funds are made available as an entitlement grant to the City and require no match.

State funds

Land and Water Conservation Fund - State Parks and Recreation

Parks, Recreation, and Culture

These funds are administered by the Utah Division of Parks and Recreation. They come from National Park Service/Dept. of Interior directly to the State to be used exclusively for outdoor recreation. These funds require a 50/50 match and are not always available.

Riverway Enhancement Program - State Parks and Recreation

This program is a state program developed for rivers and streams impacted by high density development or prone to flooding. It is very flexible and can be used for any type of project that promotes flood control, park development, or wildlife preservation on rivers. It is also a 50/50 match with local funds. The notice of funding is sent out in May each year.

Non-Motorized Trails and National Recreation Trails - State Parks and Recreation

The Non-Motorized Trail funds are intended for trail systems for pedestrians, bicycles or horses. The National Recreation Trails funds are a federal program administered by the State. Both require a 50/50 match. The notice of funding is sent out in May each year.

LeRay McAllister Critical Lands Conservation Funds - Quality Growth Commission

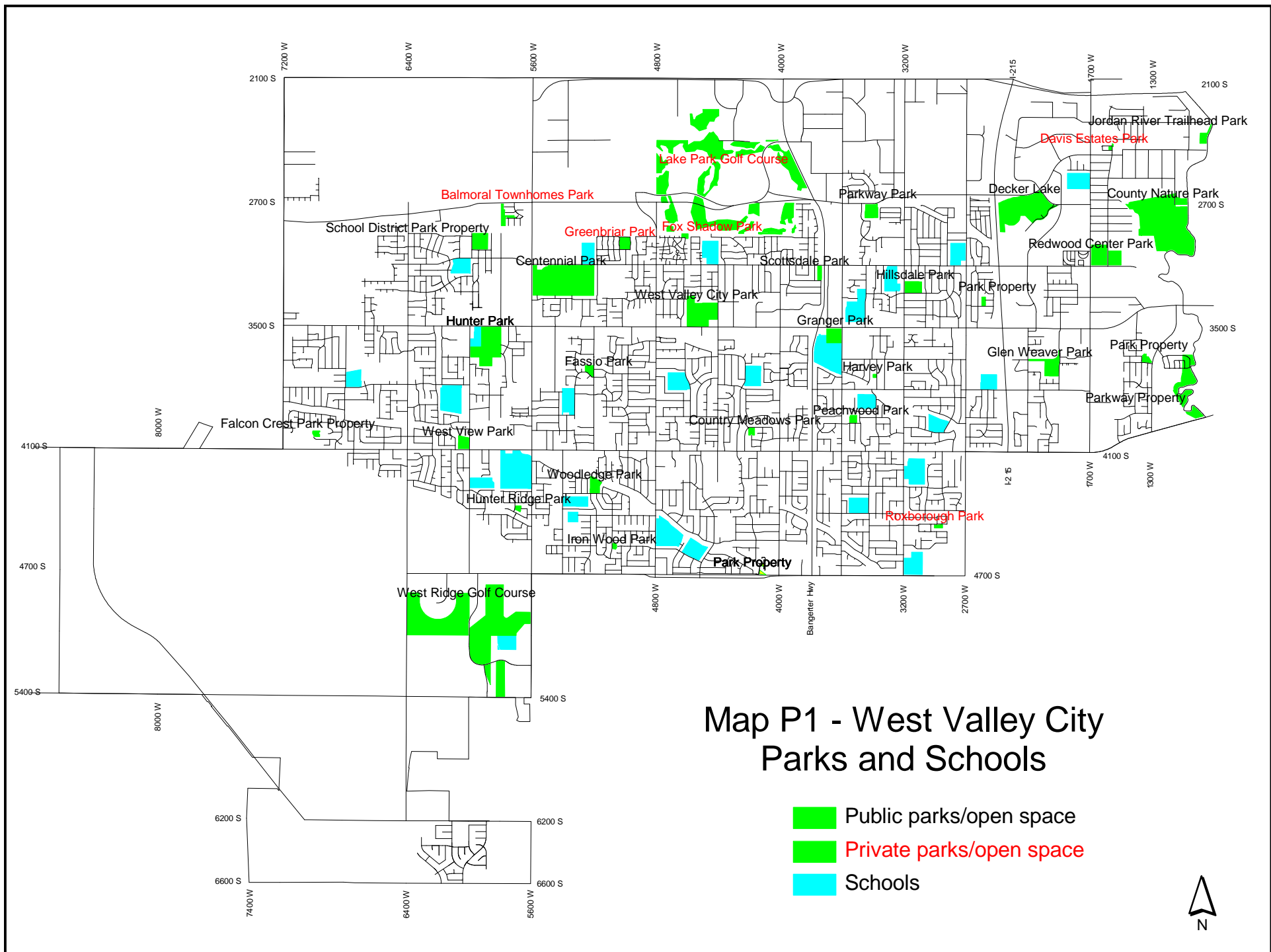
This fund was created to preserve and restore critical open lands and agricultural lands throughout the State. The application process is competitive and a minimum of 50/50 match is required.

Urban Forestry - Utah Community Forest Programs

Small amounts of funding are available from this program for planning street tree programs, taking tree inventories, creating arborist programs and holding workshops on propagating, transplanting and tree care. A match is required, but does not have to be cash. The announcements for these funds are sent out in August each year.

County funds

The County is willing to partner with the City on park projects. They can provide land or funding, depending on the project.



Issues/Goals/Actions

Issue: Park acreage deficiency

Parks are an integral part of a community, providing physical space for recreation. In meeting after meeting residents said that parks are an important part of the livability of West Valley City. Because land is rising in value, there is a need to take a proactive step in obtaining land. It is equally important to consider the costs of improvements and upkeep when expanding the park system.

Most of the West Valley Parks are traditional, with formal grass areas, pavilions, playgrounds, sports areas and walkways. Recently the City has also been considering parks that maintain the land in a natural state. The advantage of these natural areas are that they provide places for quiet contemplation. Although the Salt Lake Valley is surrounded by spectacular mountains, not everyone has the time or money to get out of town. Having natural havens closer to home is a benefit to our residents.

! Goal: A total of 420 acres of parks

" Action: Add an additional 263 acres of park land

" Action: Use the five year plans to prioritize park improvements

" Action: Complete a maintenance analysis

! Goal: Nature parks

" Action: Identify potential land for nature parks

" Action: Create standards for nature parks

Issue: Resident interest in a system of trails throughout the City

Besides parks, the residents requested a trail system throughout the City, both for transportation and for recreation. These trails would include paved trails for walkers and bicyclists and gravel trails for horses. Many residents asked for a trail system along the canals, but before that could be enacted the City would have to work with Canal Companies to find a solution to liability issues. It would be useful to do an analysis of how other communities have dealt with liability. Another possible location for City trails is along the power corridors, where linear open lands already exist and the City needs only to work out an easement.

The City adopted a bike plan in 1999 that maps a series of trails. Using this plan and the Parks Department Five Year Development Plans, the City will begin to construct a trail

system. The first priority could be the trail along Parkway Blvd/2700 South/Riter Canal. This would provide a connection from the Jordan River Parkway, past Decker Lake and Lake Park, to a planned wetlands park in the Northwest Quadrant. Another priority could be an equestrian trail along the Jordan River. Like the parks, each new trail will need improvements and upkeep, the costs of which need to be funded.

! Goal: A City-wide trail system

" Action: Analyze canal liability

" Action: Design and implement a paved City-wide trail system, starting along Parkway Boulevard

" Action: Design and implement a gravel equestrian trail along the Jordan River

Issue: The wetlands in the Northwest Quadrant

The Northwest Quadrant of West Valley contains a large number of Army Corp of Engineer designated wetlands. There is a question as to whether these are man-made or natural, but either way this is a unique environment that harbors foxes and large flocks of birds. Many of these wetlands are in good shape, but some will need to be cleaned up and restored. The goal is to revitalize and protect these lands, while developing trails and observation decks that allow residents to enjoy them. These trails would connect to the overall City trail system.

The City has been working towards protecting these lands, through a 'Transfer of Development Rights' ordinance (TDR). The idea is that the owners of the wetlands will sell their right to develop to landowners in other areas of the City. The wetlands can then be held privately or deeded to the City, but either way there is a prohibition on development that runs with the land. This benefits wetlands landowners who can get value for their property without having to challenge the Army Corp designation. It benefits landowners in the specified receiving properties who can achieve higher densities than would otherwise be permitted. It is a creative way to preserve important land without interfering unduly with property rights or having to raise taxes.

! Goal: A wetlands trail system with observation decks

" Action: Implement the TDR ordinance

" Action: Create and implement a plan for trails and observation decks in the Northwest Quadrant wetlands

Issue: Sensitive development of the Jordan River environment

The Jordan River riparian area was mentioned by numerous residents as an important environment that should be carefully planned. Because the County owns much of the land along the river, any plans need to be done in concert with that agency.

There are a number of ideas floating around for this area. One idea is to create a tree farm that could supply the City and residents with native trees and landscaping. This would prevent the property from being developed and encourage greenery throughout the City. Another idea comes from a neighborhood plan the City contracted for, that includes the lands along the river. This plan features a civic park, an amphitheater, a cultural center and plenty of both groomed and natural open space. Whatever the final plan, this is an important gateway area and a proactive stance will let us create something wonderful for our residents that also highlights the entrance into the City.

! Goal: An overall plan for the Jordan River area from 2500 South to 3300 South

" Action: Identify facilities and activities desired for the Jordan River area between 2500/3300 South

" Action: Coordinate with Salt Lake County on a Jordan River Plan

Issue: The desire to increase open space throughout the City

One method of increasing open space is to encourage development that clusters housing so that some of the land can remain open. Clustering allows the developer to put the same number of houses on the property as a traditional subdivision, but because the lots are smaller some of the land can be left as open space. The land can be left undeveloped or turned into parks and trails.

The most likely methods of funding for these open lands are Homeowner Association fees, Special Improvement District fees or City Park Impact fees. For example, if impact fees are used the City will own and maintain the property, which will be open to all City residents. If the funding is homeowner fees, the local homeowner association will own and maintain the property for the exclusive use of association members. Either way the overall stock of parks and open space in the City is increased.

! Goal: Encourage development that includes open space

" Actions: Create a flexible Planned Unit Development ordinance

Issue: The need for recreational opportunities

The City plays a role in organizing resident participation activities. This produces an

avenue for residents to come together in positive and fun actions. Because people have different interests, there should be a wide variety of options available, with the potential for new activities as requested by residents. For example, a citizen committee suggested a community garden in an unused section of Glen Weaver Park.

! Goal: Oversee the existing recreational programs

" Action: Maintain a list of current recreational activities

! Goal: Coordinate and develop additional recreation programs

" Action: Biennial survey to determine recreational needs in the City

Issue: The need for cultural opportunities

The idea of developing the cultural aspects of the City also has widespread support. This could include a variety of activities, such as summer concerts by the Utah Opera Company or public art displays. Arts facilities are also important. There has been discussion of building a Multi-Cultural Center and small amphitheater in the Jordan River neighborhood. There is also an idea for a large, more regional amphitheater in the West Ridge district. The Arts Council is working on plans for a Performing Arts Center. These facilities, as well as art galleries and museums could be a positive addition to the community.

! Goal: Encourage a variety of cultural activities and facilities

" Action: Coordinate and develop cultural activities

" Action: Look into potential funding for arts programs

" Action: Study the idea of a cultural center and amphitheater by the Jordan River

" Action: Build a regional amphitheater

" Action: Support the Arts Council in developing a performing arts center

Environment

Vision

A city which maintains the integrity of the physical environment so that it will be intact far into the future

Goals

Issue: Physical constraints to growth

- ! **Goal:** Continue to ensure that water table/soils issues are addressed in all new development
- ! **Goal:** Water conservation
- ! **Goal:** Review the need for the Alliant TechSystems overpressure zones

Issue: Potential natural hazards

- ! **Goal:** Continue to evaluate new development for natural hazard potential
- ! **Goal:** Understand and be prepared for potential natural disasters
- ! **Goal:** Communicate with residents on potential natural hazards

Issue: How nature influences the quality of life

- ! **Goal:** Incorporate natural features into development where feasible
- ! **Goal:** Establish an urban forestry program

Issue: Pollution

- ! **Goal:** Encourage policies that minimize pollution
- ! **Goal:** Prevent urban heat islands

Issue: Solid waste

- ! **Goal:** Ensure garbage gets to the solid waste facility
- ! **Goal:** Promote recycling

Issue: Lands and resources needing protection or preservation

! **Goal:** Preserve unique and sensitive areas

Issue: Development that works with the environment

! **Goal:** Encourage design standards that are environmentally friendly

Issue: Communication with residents

! **Goal:** An education campaign regarding the environment and the City

Environment

Profile

The relationship between man and the physical environment in which we live is complex and interactive. Our environment influences our daily quality of life and our daily life affects the physical world around us. The physical environment section of the General Plan focuses on this interaction and is intended to highlight ways to maintain a high quality of life for ourselves, our children and grandchildren and far into the future.

To maintain a healthy relationship with the environment we need to:

- understand the effect of the environment on man
 - physical constraints to growth
 - potential natural hazards
 - how nature contributes to the quality of life
- understand the effect of man on the environment
 - pollution and solid waste disposal
 - ecologically sensitive areas needing protection or preservation
 - development that works with the environment
- communicate with residents about environmental issues

In creating recommendations for the physical environment, two sources of feedback were used. First, the 1997 Regional and Urban Design Assistance Team (R/UDAT), using public input and the expertise of design professionals, recommended that the City take advantage of the unique existing natural systems by using more native plants and by creating nature trails. They suggested an extensive street tree planting program, a xeriscape education program, a nature park by the Jordan River (working with the County), and improvements around Decker Lake.

Another source of feedback was the General Plan public input process. Residents consistently noted that their quality of life was affected by the presence or absence of green and living things, and open, natural spaces. They noted that the environmental setting for our community also affects the City's image and economy. They expressed interest in preserving open space around the Jordan River and the wetlands in the northwest corner of the City.

The following background on West Valley City's physical environment can provide a starting place in our understanding of the world around us.

West Valley City's Physical Environment

Climate

West Valley City is part of the semi-arid climate of the Basin and Range geographical province, which extends from the foothills of the Wasatch Mountains to the Sierra Nevadas. It is typified by hot, dry summers and cold, wet winters. Annual precipitation averages 16.5 inches with the wettest months being March, April and May. The frost-free growing season averages 20 weeks per year beginning in May and extending into October.

The most noticeable micro-climatic features of the City are prevalent canyon winds from the Oquirrh Mountains and lake-effect winds from the Great Salt Lake. The average wind speed in the City is 9-10 miles-per-hour. The close proximity of the Great Salt Lake to West Valley City has a tempering effect, as the Lake tends to moderate the temperature of the cold northwest winter winds so winter temperatures are not as severe.

Topography

West Valley City's 22,898 acres are part of the ancient lake bottom of Lake Bonneville. That was the prime force which leveled the terrain and created the alkaline soils. Wave action from the lake created the hill formation in the southwest corner of the City known as the Bennion Spit. This is the one major elevation variation in a gently sloping landscape. The elevation drops from 4,780 feet at the southwest corner to 4,250 feet at the Jordan River on the east, which is a total elevation change of 530 feet. Even so, the slope is so gradual that the City appears generally flat, except in the recently annexed West Ridge area.

Soils

The soils of West Valley City are generally lake bottom fill types which remain from the receding waters of the ancient Lake Bonneville and the Great Salt Lake. These lake bottom soils vary widely, but most are moderately to poorly drained due to the generally high water table. The saline/alkaline properties of the soils are high, especially in the northwest quadrant nearer the Great Salt Lake. Some of the soils have a high clay content, which can lead to active shrink/swell cycles.

Ground Water

Water in West Valley City is obtained from two sources: 1) ground water which is pumped from wells and 2) surface water which is delivered through a system of canals, aqueducts and pipes. This water is derived ultimately from precipitation and snow melt within the Jordan River watershed as part of the Central Utah Project.

Groundwater in West Valley City is stored in two aquifers which underlie much of the Salt Lake Valley. A shallow, unconfined aquifer lies closest to the surface. This aquifer is recharged by surface runoff, seepage and leakage from the underlying confined

aquifer. Water in this aquifer is generally of lower quality and is not utilized for municipal supplies. Below a confining layer of relatively impermeable soils lies the principal or confined aquifer. The principal aquifer is recharged from seepage through unconfined beds surrounding its western, southern and eastern edges. These beds are in turn recharged by precipitation, seepage from bedrock and seepage from streams and canals. The altitude of these recharge areas is considerably higher than the valley floor and is the principal aquifer for artesian flows. The quality of water in the principal aquifer is good and most of the groundwater used for municipal supplies comes from this aquifer.

As demand for water has increased over the years, more water has been drawn from the principal aquifer. The effects of increasing groundwater withdrawals between 1969 and 1982 were subject of a study published in 1987. During this period, average annual recharge and discharge were estimated to be about 352,000 and 353,000 acre-feet per year for a difference of about 1000 acre-feet per year. This may be of some concern as demand for groundwater rises and supplies drop due to drought conditions.

Water features

The Jordan River, which defines the Eastern edge of the City, meanders from Utah Lake to the Great Salt Lake on a 55 mile course, at an average gradient of 5.2 feet per mile. Much of the river's water is pumped into irrigation canals near the Jordan Narrows. There are additional sources added to the river in the form of ground water, major tributaries and their drainage basins, irrigation returns, and discharge from several water treatment plants. The bulk of storm runoff from the valley is also added to the river.

Lee Creek is a tiny stream that flows north out of the City around 21st South and 6200 West. The headwaters of the Creek are the wetland ponds in the general area of 2200 South and 6200 West.

Decker Lake in the northeast section of the City is a 45 acre body of water controlled by the Salt Lake County Parks Department. The Lake was intended to provide flood control, but over the years became a dumping ground for pollutants and garbage. In 1995, the County used a \$1.6 million Clean Lake Grant to dredge the Lake from the six inch depth it had become to six-eight feet. The last step in this grant consisted of a two year study of the quality of the water in the Lake. Released in November, 1999, this will provide a baseline in the effort to clean up the water. Due to the location near the E Center, which is a venue for the 2002 Olympics, the Salt Lake Organizing Committee recently awarded \$5 million for additional cleanup and improvements.

The wetlands in the Northwest corner of the City are the remaining fragments of the receding waters of the Great Salt Lake and the tributaries flowing into it. They are a system of ponds and riparian environments which serve as a transition zone from land to water. In 1995, Ecotone, an environmental assessment company, did a study on the quality of the wetlands in the northwest corner of the City. Many of the wetlands in that

area ended up as protected under EPA standards. Although some property owners dispute this study, at this time much of that land is not open to development. Currently, there is an additional study being conducted, funded by an EPA grant, to assess a more specific group of wetlands parcels. The results of this will help the City to form a wetlands/water quality plan for the area.

vegetation and wildlife

There are no known endangered species in West Valley, but the wetlands in the Northwest Quadrant harbor Swift Foxes and attract a large number of migrating birds. Peregrine Falcons, recently de-listed as an endangered species, have been sighted by the Jordan River, as have Coopers Hawks. Decker Lake and the West Ridge area also harbor a wide variety of plant and animal life.

Natural Hazards

Earthquakes

West Valley City, like all of central Utah, is laced with earthquake fault systems. These fault systems are the result of the continental scale mountain building forces which once thrust up the Wasatch Mountains along with the Rocky Mountains. There are currently two main known faults in West Valley City. Both run roughly north-south, with the Taylorsville Fault located at approximately 2200 West and the Granger Fault at approximately 2700 West.

In geologic time there is a high probability of a major earthquake in the Salt Lake Valley. In the human time frame, the anticipated major quake could happen soon, or many generations from now. There is no way to determine when or where such an event could take place. What is known is that the existing types of rock and soils, along with the high water table in much of the Northern and Eastern part of the City, magnify the shock waves and cause the land to reverberate and liquify. This means that an earthquake of even relatively small magnitude could cause severe damage.

Flooding

The level of the Jordan River defines the actual level of the valley's uppermost water table. The Army Corps of Engineers has designated the area around the River as flood plain. The Jordan River flood plain area is limited in development potential since federally-backed loans cannot be used for buildings in 100 year flood plains.

The flood hazard is a periodic event. The second problem associated with flood plains is the high ground water table. The high ground water level in the flood plain limits the depth of basements and increases the costs of footings and excavation. Generally, building and maintenance costs are higher in flood plains. The design of a structure must reflect the ever present concern for flood events from both ground and surface water. There are also ecological concerns which must be addressed when building in a flood plain. Flood plains usually have valuable riparian habitats established within their

range.

Human Influence on the Physical Environment

Air quality

Air pollution occurs when gases and particles are combined or altered in such a way that they degrade the air and form substances that are harmful to humans and other forms of life. The 1970 Clean Air Act sets regulations on major sources of pollution, and these regulations were tightened in a 1990 update of that law. The sources that are regulated include Carbon monoxide (CO), Particulates (PM₁₀), Ozone (O₃), Sulfur dioxide (SO₂), Nitrogen dioxide (NO₂) and lead. The majority of these pollutants are released into the air from auto emissions, with the rest from a variety of sources such as fugitive dust, factories, power plants or smelters.

West Valley City is in close proximity to several of the major point source polluters in the State. The primary concern is Kennecott Copper Corporation's Arthur flotation/crushing mill and Magna smelter refinery, with their extensive tailings ponds. West Valley City happens to be in the same air corridor/micro-climate as these point sources. The I-215 freeway runs through the City and is a linear source of pollution. The City is also near the bottom of the valley basin so this area is more prone to holding trapped air during the seasonal air temperature inversions which afflict the Salt Lake Valley. All these factors combine to generally deteriorate the air quality in the City during inversion/calm weather conditions. Fortunately, to counteract these stagnating conditions there is a fairly constant wind generated by the lake effect and the surrounding mountain canyons. These winds tend to clean the air except during the worst inversions.

In Utah, the Utah Air Quality Division monitors the quality of air in the State. In early 1999 the State created an air monitoring station in Hillsdale Elementary School around 3000 South and 3100 West, which should provide a more specific picture of air quality in West Valley. As of October of 1999, there were no reported violations of the PM₁₀ or CO standards, but the Ozone standards had been exceeded. By following the results from this and other nearby monitors, we better understand how the City can help to lower pollution levels.

A side effect of air pollution is the creation of urban heat islands, which are areas of hot polluted air that hang over the Valley. In the summer the heat can rise to uncomfortable levels, causing water and energy use to rise as people try to keep lawns alive and themselves cool. As the temperature rises, so does the smog level, since the chemical reactions in the air that cause smog are accelerated by heat. The harsh elements in smog, such as ozone, can irritate eyes, trigger asthma and cause lung damage. In an effort to better understand the science behind these pockets of smog, NASA did a fly-over of the Salt Lake Valley with heat sensor equipment. The purpose was to discover what caused these heat islands. The resulting maps showed hot spots that were then correlated with what was on the ground. Not surprisingly the maps showed that areas

with trees or water had cooler temperatures, whereas areas with dark roofs or asphalt paving were extremely hot, and continue to radiate heat long after the sun went down.

Water quality

Surface and groundwater pollution can be traced to a variety of sources. Contamination can be dissolved or suspended in water. Sources are classified as point sources or non-point sources. Point sources are those sources where pollutants can be identified as originating from a distinct point such as a drain pipe. Non-point sources are those sources where pollutants originate from a broad area, such as agriculture runoff and runoff from construction sites. Federal regulations were recently enacted by the Environmental Protection Agency requiring that cities with populations in excess of 100,000 meet certain standards for storm water runoff. West Valley City currently pays into a county-wide flood control tax which will pay for the City's portion of the costs of implementing these regulations.

A new drinking source protection ordinance is under review by West Valley City that evaluates pollution sources in proximity to the existing well fields. This county-wide ordinance has been endorsed by the Council of Governments, creating a coordinated effort for preserving our drinking water quality.

The water quality of the Jordan River and Lee Creek is poor. Historically, the Jordan River has been used for sewage and industrial waste discharge. The river reached its lowest quality in the 1950's before a wide range of improvement measures were begun. It has been cleaned up to a habitable level such that carp and other less desirable fish can be found in the Jordan River and swimming is not usually a health risk.

Irrigation water and major canals

There is an extensive network of irrigation canals in the City. These canals originate from the headwaters of the Jordan River at the outlet point of Utah Lake where the water is pumped into the system. These irrigation systems were constructed around the turn of the century.

The five major canals are the Utah and Salt Lake, the South Jordan, the Brighton, the North Jordan Ridgeland, and the Riter. They serve to irrigate much of the agricultural and pasture land in the City. They also function as part of the storm drain system. This causes polluting substances to enter the canals from which a portion will eventually be deposited on the agricultural lands downstream. Some minor reduction of crop productivity can be blamed on this pollution problem.

Developments that abut farmland can have a negative impact on this system. Supplies are interrupted, vandalism occurs, neighbors complain, the quality of the water is deteriorated by runoff from developed areas and water is taken by unauthorized parties. These problems and others associated with urban uses adjacent to agricultural lands deteriorate and complicate irrigated agricultural efforts.

Noise pollution

West Valley City does not have critical noise pollution levels due to point source emitters. There are concerns, however, about noise from the airline flight path to the Salt Lake International Airport. Because the City is under the flight path of all three runways at the airport, it is subject to single high noise events over the corridor between 4800 West to 2700 West, which has an impact on the City. The noise level is noticeable, but not highly objectionable over most of the City, yet, this has been an area of concern for some residents.

In 1994 West Valley created an airport overlay zone to define use restrictions in the airport flight paths, in order to minimize conflicts. This ordinance requires that potential new owners be notified that they are in an airport flight corridor with aviation easements.

Visual pollution

There is concern in the City that past development patterns have created visual pollution, with a mixture of signs, billboards, overhead power lines and underused and under-cared for properties. This detracts from the quality of life in the City.

Solid waste

Currently garbage services are handled through a contract with Waste Management of Utah, a private company. They provide weekly household pickup and monthly bulk waste pickup. The City initiated a program in 1995, where a neighborhood of 20 or more homes can request a 90 cubic yard dumpster once a year. This has proven highly popular and in General Plan meetings people have mentioned this as a major asset.

As waste disposal costs to communities and residents increase, recycling programs are becoming increasingly attractive. The Salt Lake Valley Solid Waste Management Facility just north of West Valley, is estimated to have a useful life of around 20 years. Due to growth and development, any future facilities will likely be located outside of the Valley. Other cities, such as Sandy, offer recycling as part of their basic contract. In South Jordan, residents who use the recycle bin are charged less than those who choose not to participate, with the additional amount being subsidized by the City as a way to encourage recycling.

Overpressure zone

In the southwest corner of West Valley City there is an area designated as an 'overpressure zone'. This was established to reduce liability from potential accidents at the Alliant TechSystems (formerly Hercules) manufacturing facilities. Alliant Tech manufactures rocket fuel, a volatile material. The 'overpressure zone' defines three zones of decreasing potential hazard based upon the relationship between the calculated force and distance from potential explosions. The constraints placed on development in this area are significant and are defined in the Overpressure Zone Ordinance, Section 7-10 of the West Valley City Land Use Development and Management Act.

Each of the zones have very specific requirements for types and sizes of window glazing which must be used for all faces of the building. Shock-resistant, shatterproof glazing is specified to protect against injury due to glass imploding into occupied structures. Commercial and industrial structures in all of the zones must be engineered to withstand pressure waves of 0.5 pounds per square inch on all exterior surfaces. There is a provision for notification of prospective property buyers as to the potential for pressure waves in the area due to explosions.

This ordinance is meant to provide an acceptable level of protection to the people who might live and work in these areas in the instance of a major explosion at the Alliant TechSystems facility. The City would be negligent if it did not address these health/safety issues. However, because changes in technology and operating practices occur regularly, the City reserves the right to revisit this issue on a regular basis.

Agricultural lands

There are some fertile soils around West Valley City. These lands can be used to grow crops for local consumption, which minimizes shipping costs and provides fresh produce to local stores. However, this land is being rapidly lost to development, with the amount of agricultural land going from 26.6% of City land in 1982 to around 7% today. Preserving these lands has not been identified as a priority, as there is a belief that the City is already urbanized to the extent that maintaining large scale farming would be impractical.

Issues/Goals/Actions

Issue: Physical constraints to growth

The most obvious constraint to growth in West Valley is the limit to the land supply. The City is bordered by Salt Lake City to the North, South Salt Lake to the East, Taylorsville, West Jordan and the unincorporated area of Kearns to the South, and the unincorporated area of Magna in the West. The only potential for the West Valley land supply to growth is through annexation of the unincorporated areas. A discussion of annexation possibilities can be found in the Annexation Section of this plan.

Otherwise, the physical environment of West Valley City is generally conducive to urban development. The land has a very gentle slope and for the most part, the soil is suitable for construction. However, environmental constraints can influence what can be built and where. The main issue is the high water table in many areas of the City, and to a lesser extent clay soils that shrink and swell. Interestingly, lack of water can also be an issue, due to the high cost of supplying water in a desert climate. Alliant TechSystems overpressure zones are a man made constraint to growth, created to prevent potential harm from accidental explosions. Natural hazards such as flooding and earthquakes are considered separately.

The land use problems associated with high water tables, wetlands, soil types and the Jordan River flood plains are complex and when development occurs a soils study is conducted that identifies potential problems in the area. In large developments the test is not done for each parcel developed, but still appears to be effective at identifying problems. In the past, some areas of the City had problems with flooding basements, but between the mitigation currently required in areas with high water tables and the ongoing upgrades to the City drainage system, these concerns are being addressed.

The issues regarding the lack of water are less defined. All new development increases the need for water, both for human use and for landscaping. Currently, water in the Salt Lake Valley is inexpensive and the assumption is that water districts will always be able to find new sources of water. Prices will rise, however, as the water districts have to construct more elaborate systems to provide for our needs. It makes sense for the City to encourage water conservation in an effort to alleviate the need for additional water sources. This can be done through zoning, demonstration gardens or working with the water suppliers.

Alliant TechSystems is a man-made constraint to development. The overpressure zones restrict what can be built, and the company has been very firm about the importance of the zones to the safety of the area. Recently, however, Alliant TechSystems has been downsizing. As the company changes and new technologies emerge, new methods of protecting property may be found that have less impact on area landowners. Consequently, the City should keep in communication with the company to ensure this is

still the best way to deal with potential problems.

- ! **Goal:** Continue to ensure that water table/soils issues are addressed in all new development
 - " **Action:** Continue to require and analyze soils reports for all new development
- ! **Goal:** Water conservation
 - " **Action:** Initiate a xeriscaping demonstration project
 - " **Action:** Rewrite landscaping standards to allow and encourage drought tolerant plants
 - " **Action:** Encourage larger lot new subdivisions to install secondary water systems
 - " **Action:** Coordinate with local water districts on water conservation programs
 - " **Action:** Create water conservation information sheets
- ! **Goal:** Review the need for the Alliant TechSystems overpressure zones
 - " **Action:** Every five years analyze the Alliant TechSystems overpressure zones

Issue: Potential natural hazards

Besides the every day constraints on growth, there is a need to look at potential natural hazards. The two most widely recognized in West Valley are earthquakes and flooding. Other potential problems include heavy snow storms, lightening strikes, fire, heat waves and tornados. It is important to have a clear understanding of potential disasters so that the City can initiate both prevention programs and response procedures.

West Valley City is within a seismically active region with two distinct fault lines. There are two main hazards associated with earthquakes, ground shaking and liquefaction. The problems with ground shaking are minimized through the use of the Uniform Building Code's seismic Code 3 specifications. Liquefaction occurs where water saturated soils lose strength and magnify the ground shaking. Identifying where these soils occur can alert developers to potential problems.

There is one recognized flood plain in West Valley City which is along the Jordan River.

Much of this land is owned by Salt Lake County Parks Department. However, as a result of the high water table in many parts of the City and the wetlands areas, there is also substantial flood potential in areas away from the river.

The local building codes and the required soils report already address earthquakes and flooding. However, another useful step would be a natural hazards overlay ordinance that specifies natural hazard areas and what actions need to be taken in those areas before development can take place. The City also needs to maintain an emergency services plan.

- ! **Goal:** Continue to evaluate new development for natural hazard potential
 - " **Action:** Create a natural hazards overlay ordinance
- ! **Goal:** Understand and be prepared for potential natural disasters
 - " **Action:** Continue expanding storm drains and other flood control operations
 - " **Action:** Maintain an emergency management plan
- ! **Goal:** Communicate with residents on potential natural hazards
 - " **Action:** Provide information to residents on potential natural hazards

Issue: How nature influences quality of life

In the General Plan public participation meetings we held, people noted that plants and landscaping contributed heavily to their quality of life. Natural vegetation provides oxygen, cools the air, provides needed shade, provides food and habitat for birds and other wildlife and contributes aesthetically needed texture and movement. Open spaces, whether parks or fields or trails, are important to the community. By encouraging more and better landscaping, by creating more open space and by actively working to improve the natural environment, we also improve the man-made environment. The City is currently working on a Planned Unit Development (PUD) ordinance that would require open space in all PUDs. Improving City public and private space is discussed in more detail in the Neighborhood Section.

One way many cities positively affect the environment is through urban forestry programs that are dedicated to planting trees throughout urban areas. Residents expressed interest in a tree/plant growing program which would allow the City to provide trees/plants for City property and for sale to residents at a reduced rate. The xeriscaping

program mentioned above could be part of this, and could be done in conjunction with local nurseries.

! Goal: Incorporate natural features into development where feasible

" **Action:** Create new and flexible landscaping standards

" **Action:** Create a flexible Planned Unit Development ordinance

" **Action:** Create zoning that improves City streetscapes

" **Action:** Create trails along existing canals

! Goal: Establish an Urban Forestry program

" **Action:** Study the feasibility of an urban forestry/plant program

Issue: Pollution

Pollution is usually handled on a federal, state or regional basis, however, there are actions the City can take. Encouraging transit, adding bicycle lanes and creating pedestrian friendly streetscapes all reduce the need for autos, thus reducing air pollution. Working with local companies to ensure that they strictly follow all federal regulations can cut down on point source pollution. Adopting a groundwater protection ordinance can ensure a supply of pure water for consumption.

A recent study done by NASA has highlighted the problem of urban heat islands, concentrations of smog that can be harmful to people's health. The use of reflective materials on roofs and roadways and the planting of trees in parking lots and along streets can be alleviate the heat build up.

! Goal: Encourage policies that minimize pollution

" **Action:** Develop transportation options and walkable neighborhoods

" **Action:** Encourage pedestrian access in commercial development

" **Action:** Adopt a groundwater protection ordinance

" **Action:** Work with the state to identify pollution sources and solutions

! Goal: Prevent urban heat islands

- " **Action:** Write a commercial reflective roofing and paving ordinance
- " **Action:** Increase landscape standards for parking lots and streets

Issue: Solid waste

There is no immediate concern over the capacity of the solid waste facility, but there are problems with illegal dumping. Some areas of the City are regularly used to dump garbage, contributing to neighborhood decay. To ensure that residents have access to appropriate methods of getting rid of large objects, the City has a very successful dumpster program. Unfortunately, this does not fully address the dumping, which needs continued attention from Ordinance Enforcement.

The other solid waste issue is the need for more convenient recycling. This was mentioned in the strategic plan as well as in general plan update meetings. Currently, West Valley does not have curbside recycling in their solid waste contract, nor does the city have a green waste/compost program. Residents also mentioned they needed more information on how to dispose of hazardous waste.

- ! **Goal:** Ensure garbage gets to the solid waste facility
 - " **Action:** Target areas known to attract dumping
- ! **Goal:** Promote recycling
 - " **Action:** Initiate curbside recycling
 - " **Action:** study the feasibility of a green waste/compost program
 - " **Action:** advertise hazardous waste disposal sites

Issue: Lands and resources needing protection or preservation

There are two types of land that are important to the City and deserve protection; hard to develop, ecologically sensitive lands and prime agricultural lands. Ecologically sensitive lands include the Jordan River area and the wetlands in the Northwest Quadrant. Development in the first is hindered by the river's flood potential and in the second by the Army Corp of Engineers wetlands designation. Yet, both could be used by residents as park or open space.

In the 1984 General Plan there was a discussion on the preservation of agricultural

lands. Currently, there are few large tracts of agricultural land left and development pressure is likely to eliminate them. In the current General Plan update process, there was less consensus for retaining agriculture than preserving natural open space. Still, a natural protection overlay could also consider prime agricultural lands.

The City needs to stop and map the natural areas that are worth protecting and create ways to do so. Alternatively, if development is allowed, there should be specific design guidelines to protect both the resource and the users of these lands. For example, there may need to be deeper setbacks when development occurs on or near designated wetlands.

The City is reviewing a potential Transfer of Development Rights (TDR) program that is one step in this direction, allowing preservation of the wetlands while permitting property owners to get value from the lands. This was seen as the least expensive and most effective method of preserving these wetland lands. Another option being pursued is to find grant money for the outright purchase of some of this land.

! Goal: Preserve unique and sensitive areas

" **Action:** create a natural area overlay zone for the Jordan River

" **Action:** study the idea of fill permits in the Northwest Quadrant

" **Action:** study the need for specific wetlands setbacks

" **Action:** enact a TDR ordinance

Issue: Development that works with the environment

Many developers today are looking at the environment in their plans. Besides open space preservation many architects are looking at green design, a type of building that takes advantage of natural sunlight and shade as well as energy efficiency. These are relatively new ideas, but can be simple to apply and usually make for better quality development. The City can encourage this by including these as part of the urban design standards. There could be a density bonus point system for builders who use these ideas.

! Goal: Encourage design standards that are environmentally friendly

" **Action:** Create environmentally friendly design standards

" **Action:** Create a portfolio with environmentally friendly design examples

Issue: Communication with residents

There needs to be communication with residents on environmental issues, so that they can understand the choices and the consequences of the choices.

! Goal: An education campaign regarding the environment and the City

" Action: Create information sheets on all environmental programs

Land Use Trends

Profile

West Valley City's land use has changed substantially since 1982 when the City's first land use study was performed. As Figure 1 and Table 1 of Land Use Trends indicate, the land use categories that have varied the most include multi-family residential, industrial, parks and open space, agriculture, and vacant land.

Residential

Land developed for single family homes continues to dominate residential land use comprising nearly 86% of all residential land. However, multi-family residential land has increased from 140.7 acres in 1982 to 381.2 acres in 1999, which represents a 171% increase. Although the multi-family category has grown substantially, it makes up only 1.7% of all land in the City and 6.5% of residential land.

Industrial

Industrial land has expanded dramatically over the last 17 years. In 1982, industrial land accounted for only 6.7% of the total land area of the City. As of 1999, this percentage is now 29.2%. This change can be seen graphically in Figure 1 of Land Use Trends. Growth in industrial land development has far exceeded expectations of the 1984 General Plan. The year 2000 forecasted range from the 1984 General Plan for industrial/ manufacturing land was 975 to 1418 acres. Current 1999 estimates indicate that industrial land now occupies 6687.9 acres within West Valley. Developments that have contributed to this increase include West Ridge, Alliant Tech, Lake Park Corporate Center, Decker Lake Business Park, Presidential Business Center, and several trucking companies along the 2100 South frontage road.

Parks and Open Space

The allocation of land for parks and open space has also increased substantially. 762.8 acres of land have been dedicated to parks and open space as compared to 97.9 acres in 1982. This growth was fueled in part by the development of West Ridge Golf Course, Centennial Park, and the golf course at Lake Park Corporate Center.

Agriculture

Agricultural property has diminished significantly since 1982. Nearly 27% of the City was in agricultural use in 1982. Through the development of new residential subdivisions and industrial parks, agricultural property now constitutes approximately 7% of the City's total area.

Vacant

The acreage of vacant property in the City has fluctuated over time. From 1982 to 1990, the amount of vacant land increased from 4303 acres to 6569 acres due to an annexation. However, vacant land has decreased since 1990 to 2912 acres in 1999.

It is interesting to note that in 1982 a little over 50% of the City was classified as vacant or agricultural land; whereas, now this same percentage is just below 20%.

TABLE 1: CITY WIDE LAND USE

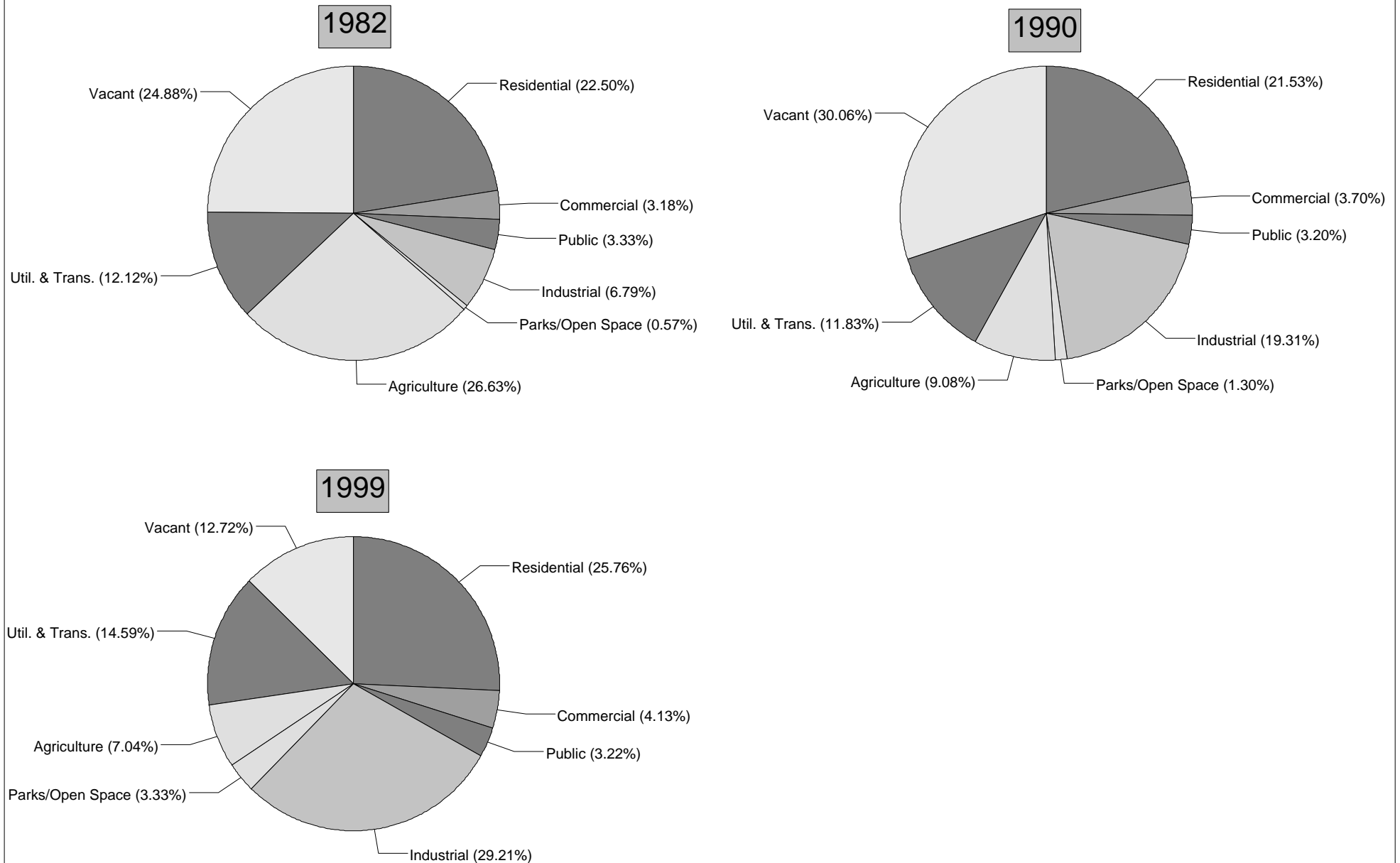
Classification	1982			1990				1999			
	Acres	% of City	% of Class	Acres	% Change	% of City	% of Class	Acres	% Change	% of City	% of Class
Residential	3891.7	22.5	100	4704.4	20.88%	21.53	100	5898.9	25.39%	25.76%	100.00%
Single Family	3387.2	19.5	87	3950	16.62%	18.08	83.96	5069.6	28.34%	22.14%	85.94%
Duplex*	152.8	0.9	4	176.1	15.25%	0.81	3.74	166.2	-5.62%	0.73%	2.82%
Multi-Family	140.7	0.8	3.6	295.6	110.09%	1.35	6.28	381.2	28.96%	1.66%	6.46%
Mobile Home*	211	1.3	5.4	282.7	33.98%	1.29	6.01	281.9	-0.28%	1.23%	4.78%
Commercial	549.6	3.2	100	808.9	47.18%	3.7	100	946.1	16.96%	4.13%	100
Public	575.7	3.4	100	699.2	21.45%	3.2	100	737.7	5.51%	3.22%	100.00%
Quasi-Public/Public**	291	1.7	50.5	316.5	8.76%	1.45	45.27	341.9	8.03%	1.49%	46.35%
Schools	284.7	1.7	49.5	382.7	34.42%	1.75	54.73	395.8	3.42%	1.73%	53.65%
Industrial	1174.9	6.7	100	4219.4	259.13%	19.31	100	6687.9	58.50%	29.21%	100.00%
Light	579.6	3.3	43	513.9	-11.34%	2.35	12.18	2201.8	328.45%	9.62%	32.92%
Heavy	595.3	3.4	57	3705.5	522.46%	16.96	87.82	4486.1	21.07%	19.59%	67.08%
Parks/Open Space	97.9	0.6	100	283.4	189.48%	1.3	100	762.8	169.16%	3.33%	100.00%
Agriculture	4605.4	26.6	100	1984.2	-56.92%	9.08	100	1612.4	-18.74%	7.04%	100.00%
Utilities	281.1	1.6	100	2584.6	N/A	11.83	100	299.5	-88.41%	1.31%	100.00%
Transportation	1814.8	10.4	100	Included in the Utilities class for this year.				3041	N/A	13.28%	100.00%
Vacant	4302.5	25	100	6568.5	52.67%	30.06	100	2911.6	-55.67%	12.72%	100.00%
Totals	17294	100	N/A	21852.5	26.36%	100	N/A	22898	4.78%	100	N/A

*The negative percent change shown in 1999 for duplex and mobile home land reflects improved computer calculation methods used and does not indicate an actual decrease in these categories.

**The Quasi-Public/Public category includes churches, post offices, Granger Hunter Improvement District property and City owned property.

Figure 1: Land Use Percentages

For Years 1982, 1990 & 1999



Transportation

Vision

A city with a safe, flexible, and aesthetically pleasing transportation network that allows for people to travel freely whether they want to drive, walk, use public transit or to pedal. A network that enhances the function and appearance of the adjacent land uses.

Goals

Issue: Addressing the costs of street improvements

- ! **Goal:** Address the long and short term financial ramifications of adopting policies to enhance streetscapes
- ! **Goal:** Establish policies to offset property devaluations and to prevent neighborhood decline

Issue: West Valley streetscape improvements

- ! **Goal:** Develop urban design guidelines that promote pleasing design with attention to landscaping, trees, walkability, lighting, signs, street furniture and the creation of a distinct character by Planning District
- ! **Goal:** Enhance the appearance of the 3500 South/I-215 interchange and improve its pedestrian function

Issue: Creating more livable residential streets during road widening

- ! **Goal:** When road widening must occur, front yard amenities shall be expected as part of the project budget
- ! **Goal:** Modify road standards to reduce front yard impacts and promote an aesthetically pleasing streetscape as an important goal of the project

Issue: Reducing congestion on City streets

- ! **Goal:** Reduce peak hour traffic through demand reduction techniques; staggered work hours, enhanced transit systems and pedestrian/bicycle connections.
- ! **Goal:** Modify road design standards to accommodate cars, people and bicycles
- ! **Goal:** Improve the flow of east-west streets, especially through improved signal

coordination

- ! **Goal:** Improve access to the transportation industry
- ! **Goal:** Continue to make progress on the Major Street Plan

Issue: Transportation options

- ! **Goal:** Increase transportation options
- ! **Goal:** Improve service to high employment districts such as Decker Lake, Lake Park and Metro Business Park

Issue: The need for more north/south roads in the 5600 West area

- ! **Goal:** Define an alignment for a freeway type facility near the power corridor at 5800 West
- ! **Goal:** Consider land use changes to compliment the proposed freeway

Transportation

Profile

Traffic congestion and the impact on private properties and neighborhoods a significant complaint of West Valley citizens. The difficulty of using 3500 S, Redwood Road, 4700 S and 5600 W during the peak hours is increasing to the point that people avoid traveling during those times. Business owners complain that their clients can't get in or out of their businesses. Not all the traffic is generated by City residents, there are a lot of pass through trips occurring from surrounding communities. Current trends indicate that the number of vehicles on Utah Highways, the number of licensed drivers and the number of vehicle miles traveled are all continuing to increase. People seem to want to return to the traffic levels of the 1960's and 70's, but it is obvious that more homes and more people result in more cars and this trend has not shown any evidence of slowing down.

Traffic volumes have increased as per the following table.

AVERAGE DAILY TRAFFIC VOLUMES AT
SELECTED WEST VALLEY CITY INTERSECTIONS

INTERSECTION LOCATION	1980	1990	1995
3500 South & Redwood Road	24,250	40,695	41,625
3500 South & 2700 West	29,333	41,820	46,060
3500 South & 3200 West	11,000	35,700	38,740
3500 South & 3600 West	11,000	35,515	34,300
3500 South & Bangerter Highway			40,990
3500 South & 4000 West	19,500	38,355	39,860
3500 South & 5600 West	13,333	19,690	20,400
4100 South 2700 West	15,000	21,000	28,275
4100 South & Bangerter Highway			27,580
4100 South & 4800 West	10,250	14,235	16,050
4100 South & 5600 West	9,750	10,620	16,955
4700 South & 2700 West	23,750	35,110	41,650
4700 South & Bangerter Highway			30,800
4700 South & 4000 West	15,000	21,695	24,965

Figure T1 - Traffic on Utah Highways, 1980, 1990, & 1995, Utah Department of Transportation

In the past few years, the traffic in the area of Redwood Road and 3500 South has increased significantly. Many analysts suggest that the construction on most of the Valley's freeway systems has led to more use of arterial streets such as these. It will be interesting to see if traffic patterns and subsequent counts change in a major way after the Interstate construction is complete.

Traffic Conditions

Due to the rapid growth of West Valley City and the surrounding areas, infrastructure improvements have not been able to keep pace with the increase in traffic in West Valley and throughout the region. This has led to an increase in congestion and decrease in efficient traffic operation in recent years. Based on the existing roadway and traffic volumes collected, several areas are identified which exhibit conditions of high traffic volumes and congestion. Streets that are considered over their recommended capacity are shown as follows.

Street Segments Which Exceed Capacity (1995-1996):

3200 West, 2700 South to 3100 South
3200 West, 4100 South to 4700 South
3600 West, 3500 South to 4100 South
3600 West, 4100 South to 4700 South
4100 South, 4800 West to 5600 West
4700 South, 2700 West to 5600 West
3500 South, 2700 West to 4800 West
3500 South, 5600 West to 6400 West
Redwood Road, 2100 South to 4100 South
5600 West, 2100 South to 4100 South

An attached map demonstrates the many street segments were well over capacity in 1996. A map of the year 2000 over capacity streets would probably include more street segments. Several locations in West Valley City are included in Wasatch Front Regional Council's worst congested locations as of 1995: 5600 West, 3500 South and 4700 South.

Future Conditions

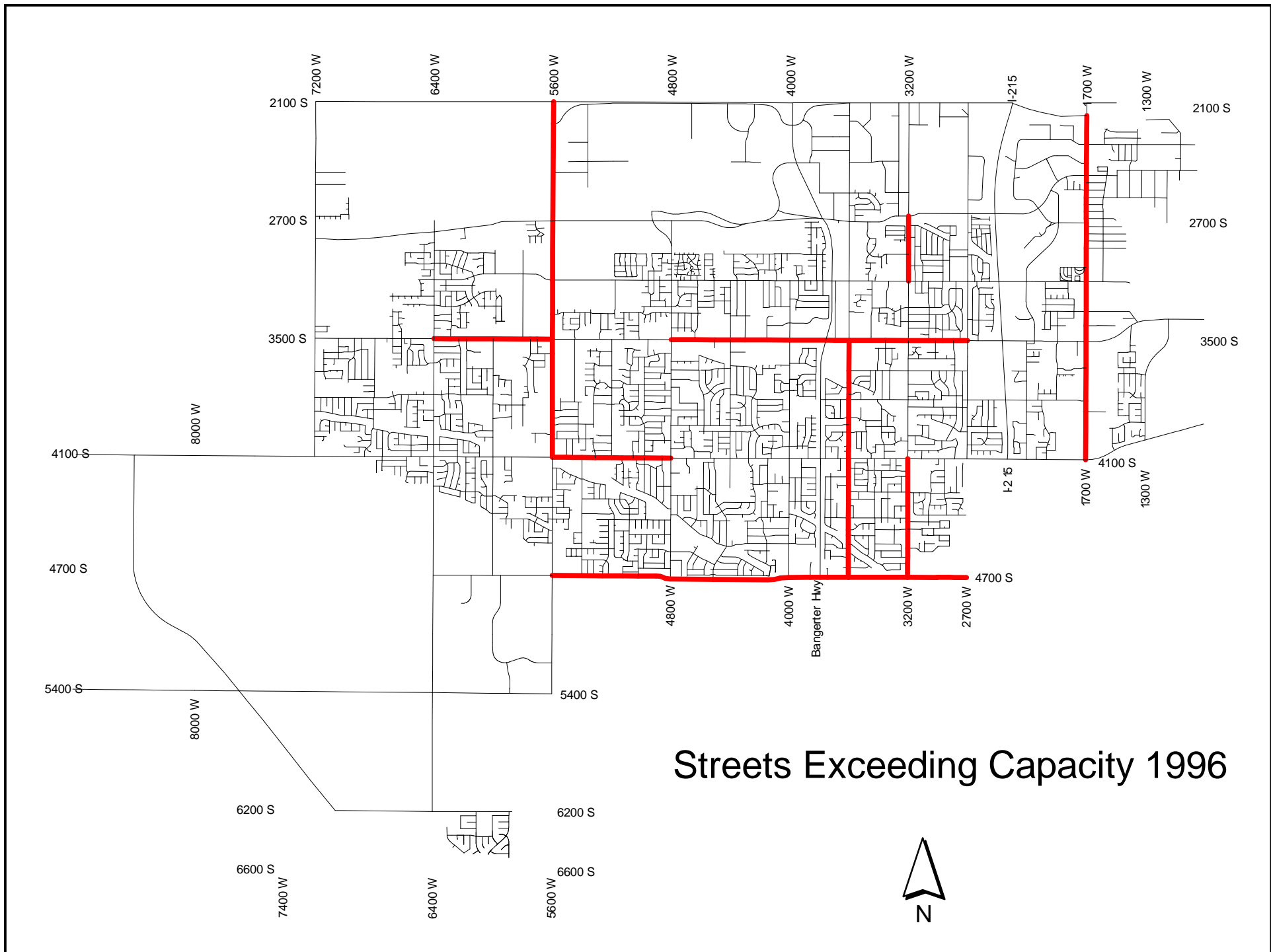
Future traffic volume projections for this study were obtained from Wasatch Front Regional Council (WFRC). The table below lists by roadway segment the WFRC projected traffic volumes for the year 2015. These volumes were then compared with future capacities, which assumed complete build-out conditions of West Valley City's Major Street Plan.

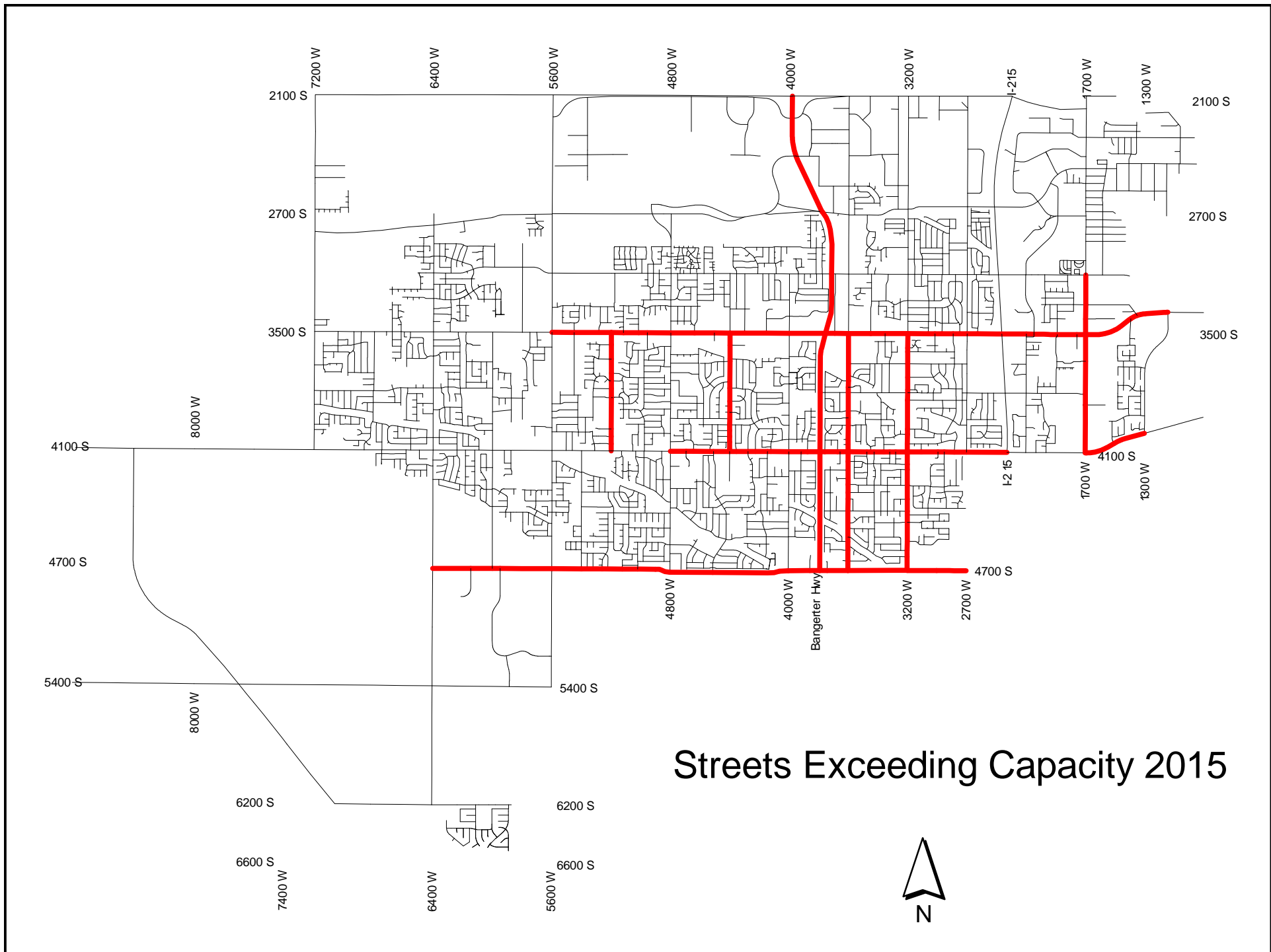
Street Segments Which Exceed Capacity (2015):

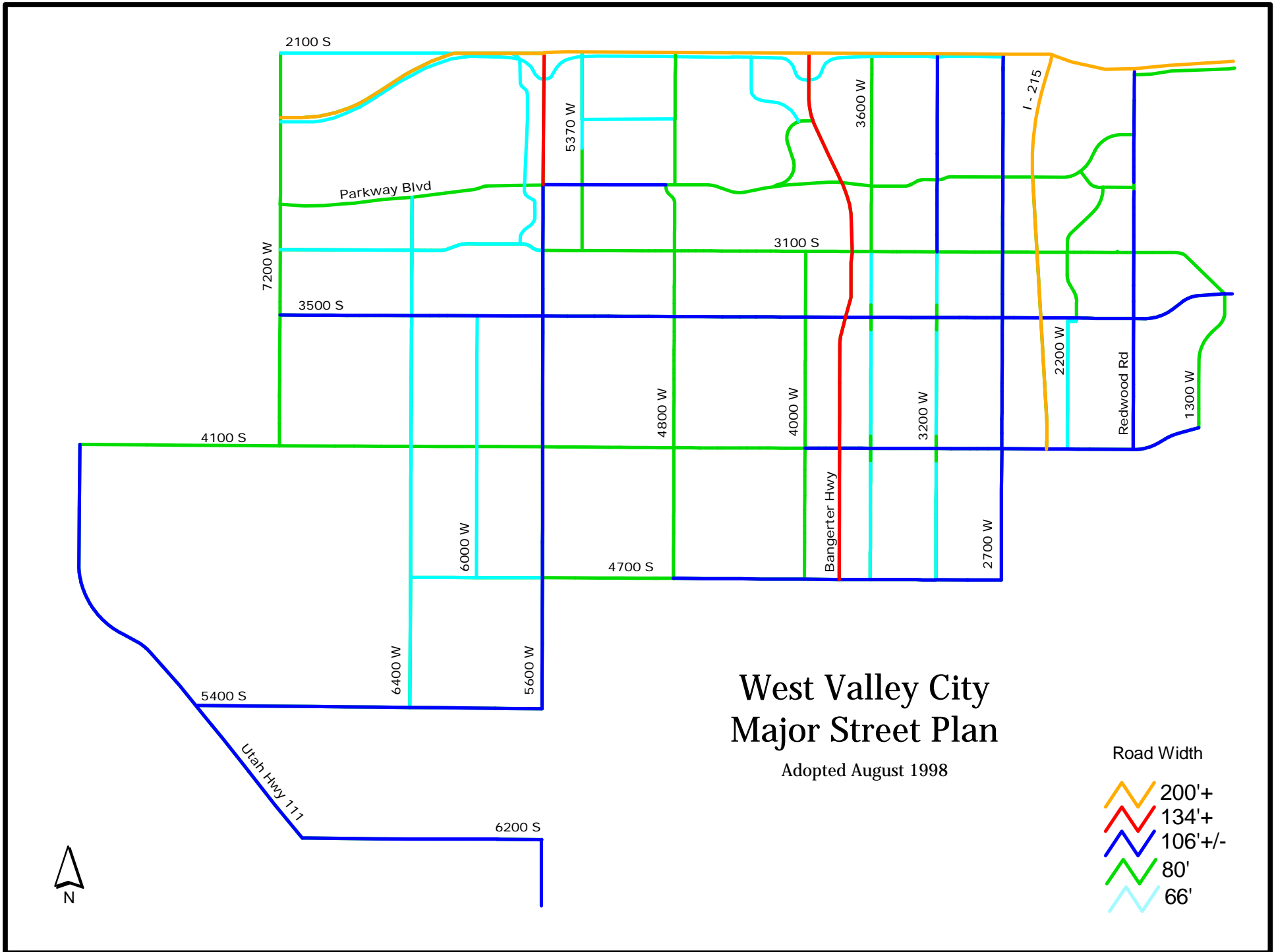
3200 West, 3500 South to 4700 South
3600 West, 3500 South to 4700 South
4100 South, 1300 West to Redwood Road
4100 South, I-215 to 4800 West
4400 West, 3500 South to 4100 South
4700 South, 2700 West to 6000 West
5200 West, 3500 South to 4100 South
3500 South, 1300 West to 5600 West
Redwood Road, 3100 South to 4100 South
Bangerter Highway, 2100 South to 4700 South

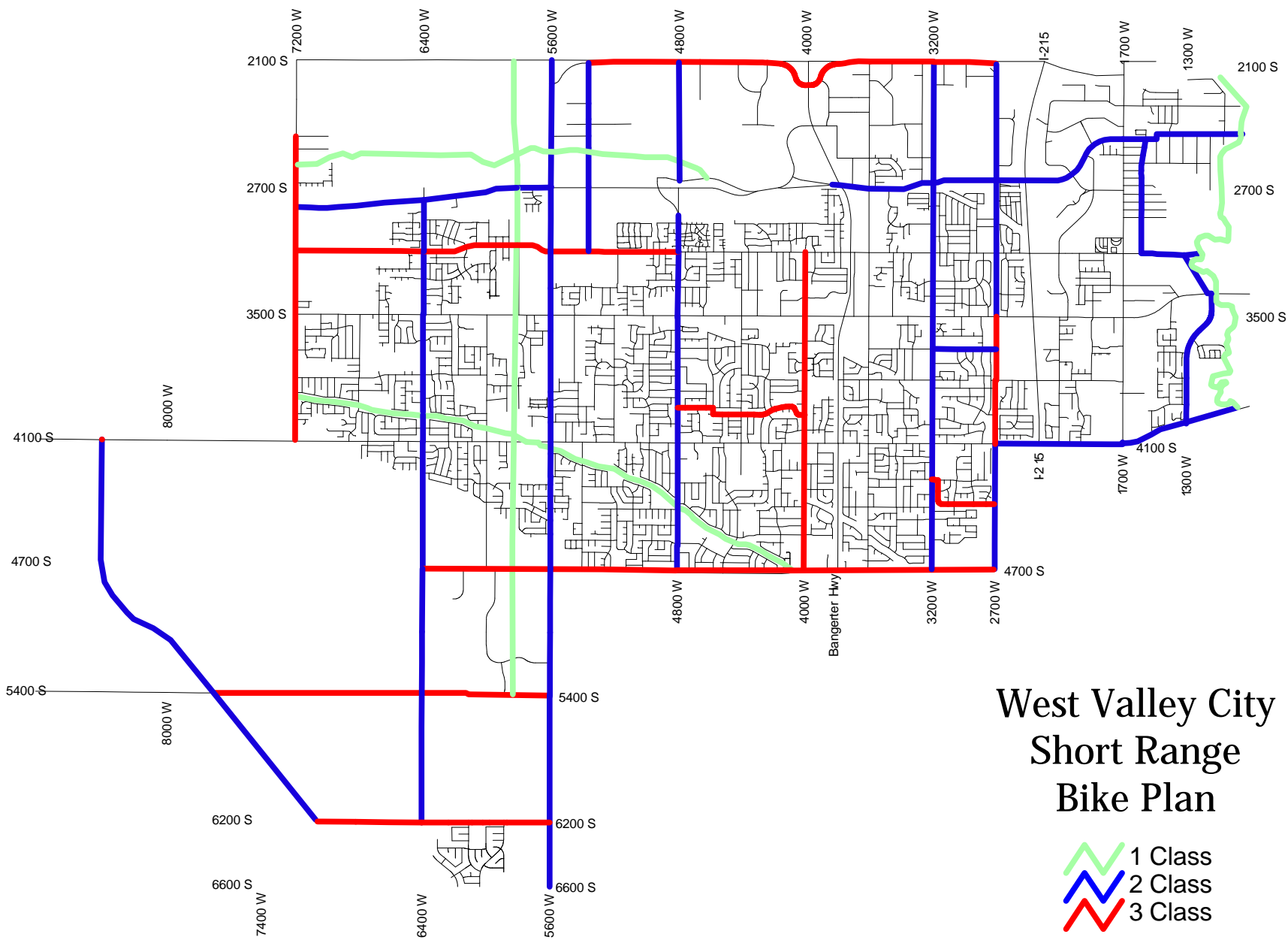
Where capacity is exceeded, the motorist can expect significant delays. The map showing roads exceeding capacity in 2015 give future projections. Some of the roads that you would expect to be problematic are not shown on this map. This may indicate additional widening is anticipated over that time period or that other road improvements in the area will help to alleviate the traffic volumes that are expected. The West Valley City Major Street Plan map suggests a variety of street widenings and is also included in this section.

The long and short range bike plan maps have also been included to show the City commitment to alternative forms of transportation.









West Valley City Short Range Bike Plan

Issues/goals/actions

Issue: Addressing the costs of street improvements

West Valley citizens are strongly opinionated on two street improvement issues: Traffic congestion and property devaluation. As streets are widened in response to congestion, residential and commercial properties are negatively impacted due to increased traffic flows, smaller front yards, and the loss of mature landscaping. Current practices only allow for the replacement of existing improvements at the time of widening, and do not address the mitigation of new damages created as a result of the street widening. In addition to damaging individual properties, street widening also encourages neighborhood decay by promoting rentals, high turnover rates, and reduced pride of ownership. The more sterile streetscapes that have resulted on 4100 South and 3100 South are examples of this problem, while the recent improvements to 3200 West and 2700 West where significant street amenities were included as part of the project are examples of positive alternatives. The easiest solution to this issue is to promote the upgrading of streetscapes as street widening occurs. However, this is an added expense that may subtract from the budgets of other projects.

- ! **Goal:** Address the long and short term financial ramifications of adopting policies to enhance streetscapes
- " **Action:** Research and analyze the immediate and future costs and benefits of enhancing streetscapes
- ! **Goal:** Establish policies to offset property devaluations and to prevent neighborhood decline
- " **Action:** Create SID's to help pay for streetscape improvements
- " **Action:** Increase general fund contributions to offset the damage that road widening is causing individual property owners and neighborhoods

Issue: West Valley streetscape improvements

- ! **Goal:** Develop urban design guidelines that promote pleasing design with attention to landscaping, walkability, lighting, signs, street furniture and the creation of a distinct character by Planning District
- " **Action:** In conjunction with the actions suggested in the urban design element, research techniques, ordinances and locations that have changed their visual character by changing the way their streets look.

- " **Action:** Within the District plans, create street standards that enhance the area's character and provide for improved appearance.
- " **Action:** Consider taking a stronger maintenance role for our City streets
- ! **Goal:** Enhance the appearance of the 3500 South/I-215 interchange and improve its' pedestrian function.
- " **Action:** complete the southside landscape enhancements within 5 years
- " **Action:** research ways that the interchange could be restructured to allow for better connections from the E-Center area to the Mall.

Issue: Creating more livable residential streets during road widening

- ! **Goal:** When road widening must occur, front yard amenities shall be expected as part of the project budget.
- " **Action:** Include trees, fencing, and attractive lighting as part of the project costs
- " **Action:** Consider revised streetscape and street standards in City ordinances.
- ! **Goal:** Modify road standards to reduce front yard impacts and promote an aesthetically pleasing streetscape as an important goal of the project
- " **Action:** modify road standards to enhance streetscapes and reduce front yard impacts

Issue: Reducing congestion on City streets

- ! **Goal:** Reduce peak hour traffic through demand reduction techniques such as staggered work times, efficient transit systems and pedestrian/bicycle connections.
- " **Action:** Create incentives to reduce demand during the peak hour such as business license fee reductions, require staggered work hour plans, work to provide transit friendly design and seek grants plus general funds for bicycle/pedestrian improvements

Transportation

- " **Action:** Research potential designs that would promote pedestrian and bicycle use of City streets. Adopt new standards and initiate construction of bicycle trails as per the attached bike plan maps
- " **Action:** Promote the construction of pedestrian overpasses on the Bangerter at every major intersection
- ! **Goal:** Modify road design standards to accommodate cars, people and bicycles
- " **Action:** Adopt new street standards to creatively allow for pedestrians and bicycles
- " **Action:** Review existing improved streets to obtain space for bicycle lanes
- ! **Goal:** Improve the flow of east-west streets, especially through improved signal coordination
- " **Action:** Work with the State to improve the coordination of signals on 3600 W. and 4000 W. to better interface with the Bangerter Highway or consider the placement of interchanges on the Bangerter at every intersection
- " **Action:** Work with the State to complete the widening of 3500 South
- ! **Goal:** Improve access to the transportation industry
- " **Action:** create additional road networks near 2100 South, especially near the Bangerter Highway that help to accommodate trucks
- ! **Goal:** Continue to make progress on the Major Street Plan
- " **Action:** follow the Public Works 5 year plan with an emphasis on east/west improvements

Issue: Transportation options

- ! **Goal:** Increase transportation options
- " **Action:** Provide an inter-modal center at the Valley Fair Mall that links to a bicycle and bus system
- " **Action:** Encourage bus friendly design

" **Action:** Explore light rail as a connection to the downtown, University, and to expand shopping and entertainment use in the West Valley City Center

! **Goal:** Improve service to high employment districts such as Decker Lake, Lake Park and Metro Business Park

" **Action:** Work with UTA on bus routes

Issue: The need for more north/south roads in the 5600 West area

! **Goal:** Define an alignment for a freeway type facility near the power corridor at 5800 West

" **Action:** work with UDOT to refine alignments and make a decision on a preferred alignment.

! **Goal:** Consider land use changes to compliment the proposed freeway

" **Action:** In a future update of the General Plan, consider land use changes that might enhance the facility.

Public Facilities

Vision

A city government that provides accurate, courteous, and beneficial service to all residents.

Goals

Issue: Overcoming the County Legacy

- ! **Goal:** All streets improved with curb, gutter, sidewalks, and pavement
- ! **Goal:** All buildings connected to water, sewer, and power
- ! **Goal:** Increase park space
- ! **Goal:** Improve storm water system

Issue: Providing Public Services to Minority Groups

- ! **Goal:** Improve communication with minority groups

Public Facilities

Profile

One of the key issues that fueled the incorporation movement was the lack of public facilities and capital improvements in the West Valley area. Salt Lake County had virtually ignored the west side of the valley, focusing most of its efforts on other areas of the county. Parks, public facilities, road improvements and maintenance, were at a minimum or non-existent. Police and fire response times were inexcusably slow, and flooding was pervasive due to inadequate storm drainage.

Within 5 years of incorporation, West Valley City had made significant improvements in public facilities and capital improvements. New fire stations were added to service the Hunter and Redwood neighborhoods. The City floated a \$4 million bond to resurface 30 miles of streets and to improve storm drain capacity. Granger Park was upgraded, and construction was started for the new West Valley City Park.

Between 1985 and 1990, the City focused on two main issues: Sidewalks and a new City Hall. After several children and a local PTA President were killed in multiple automobile/pedestrian accidents on streets without sidewalks, the City authorized a study prioritizing sidewalk construction. Monies were appropriated from CDBG funds and other state and federal sources to cover construction costs. During this time the City also finalized plans for a new City Hall. Ground breaking was on April 5, 1988.

Over the past decade, West Valley City has invested millions of dollars in major capital facilities such as the E-Center, Hale Theatre, and Centennial Park. These facilities provide important services and have already become focal points for new and future capital investments.

City Hall

Opened Jan 2, 1990, West Valley City Hall houses all of the major City departments, with the exception of Parks and Recreation. Although originally designed to meet City needs until 2010, an unexpectedly strong economy with sustained growth has caused the City to expand beyond expectations. The City is currently investigating different options for “expanded administrative facilities” to assure high levels of public service.

Fire Department

The West Valley City Fire Department provides fire protection, emergency medical response, fire prevention, and fire education programs. They operate from 4 stations, with 4 engines, 3 auxiliary engines, 2 support trucks, and a ladder tender. There are 59 sworn officers and 3 civilian staff. In addition to the standard equipment and personnel,

the West Valley Fire Department boasts a hazardous materials unit, one of only a few in the entire state.

In the 1984 General Plan, the Fire Department set a goal to have a station within 1½ miles of every major neighborhood. With the addition of a new station at 5600 West and 3100 South, they are close to reaching that goal.

Police Department

The West Valley Police Department has grown substantially in the past few years. There are approximately 174 sworn officers 31 staff personnel, and the goal is to have 2 officers for every 1000 persons.

Police substations are located throughout West Valley City, with a recent addition built as part of the new Centennial Park complex. However, the Police Department is beginning to outgrow its space in City Hall. It may be necessary in the near future to relocate part or all the operations to another facility.

Ordinance Enforcement and Animal Control

The Ordinance Enforcement Division is responsible for enforcing city ordinances and for animal control. The division currently consists of a program administrator, four enforcement officers, five animal control officers, and an administrative assistant.

A.C.E. Program and the Administrative Law Division

One of the major improvements since 1984 was the creation of the Administrative Code Enforcement Program. The ACE program, as it is more commonly known, allows ordinance violations to be processed outside of the court system. This saves the City time and money, and promotes the timely resolution of issues. It also gives the City more clout in enforcing conditional-use requirements and other regulations.

The Administrative Law Division was created as a result of the ACE Program. Its purpose is to process outstanding citations and to hear appeals. The Division is presided over by the Administrative Law Judge, who is assisted by two legal clerks and a data entry officer.

Libraries

West Valley City is serviced by two libraries, both owned and operated by Salt Lake County. The Granger Library was built by the County before incorporation, and the Hunter Library is a recent addition.

Parks and Recreation Facilities

West Valley is served by several City and County owned parks. The recently initiated Centennial Park at 5600 West and 3100 South is probably the most comprehensive recreational facility in the State. More detail on West Valley City parks can be found in the *Parks, Recreation, and Culture* section of the General Plan.

Schools

Residents are serviced by the Granite School District, which also services the communities of Taylorsville, Kearns, Magna, South Salt Lake, Holladay, Millcreek, and Olympus Cove. The District operates two high schools, four junior highs, and nineteen elementary schools within West Valley City limits. More information on schools and education is available in the *Neighborhoods* section and the *Economic Development* section of the General Plan.

Health Care and Emergency Medical Facilities

Pioneer Valley Hospital provides most of the emergency and extended-stay medical services for the West Valley Area. Several other private and public clinics located in West Valley City and adjacent communities provide medical services as well.

Issues/Goals/Actions

Issue: Overcoming the County Legacy

One of the major challenges for West Valley City has been finding ways to overcome the County legacy of inadequate public facilities and infrastructure. After almost 20 years, West Valley is still striving to meet some of the minimum standards expected of a first class city.

- ! **Goal:** All streets improved with curb, gutter, sidewalks, and pavement
 - " **Action:** Determine what areas of the City are deficient and establish SID's to pay for improvements
- ! **Goal:** All buildings connected to water, sewer, and power
 - " **Action:** Determine what areas of the City are deficient and establish SID's to pay for improvements
- ! **Goal:** Increase park space
 - " **Action:** Use grants, TDR's, storm water funds, and other creative funding sources to increase the amount of park space in the City
- ! **Goal:** Improve storm water system
 - " **Action:** Upgrade infrastructure, work with Parks to combine storm water space with recreation space

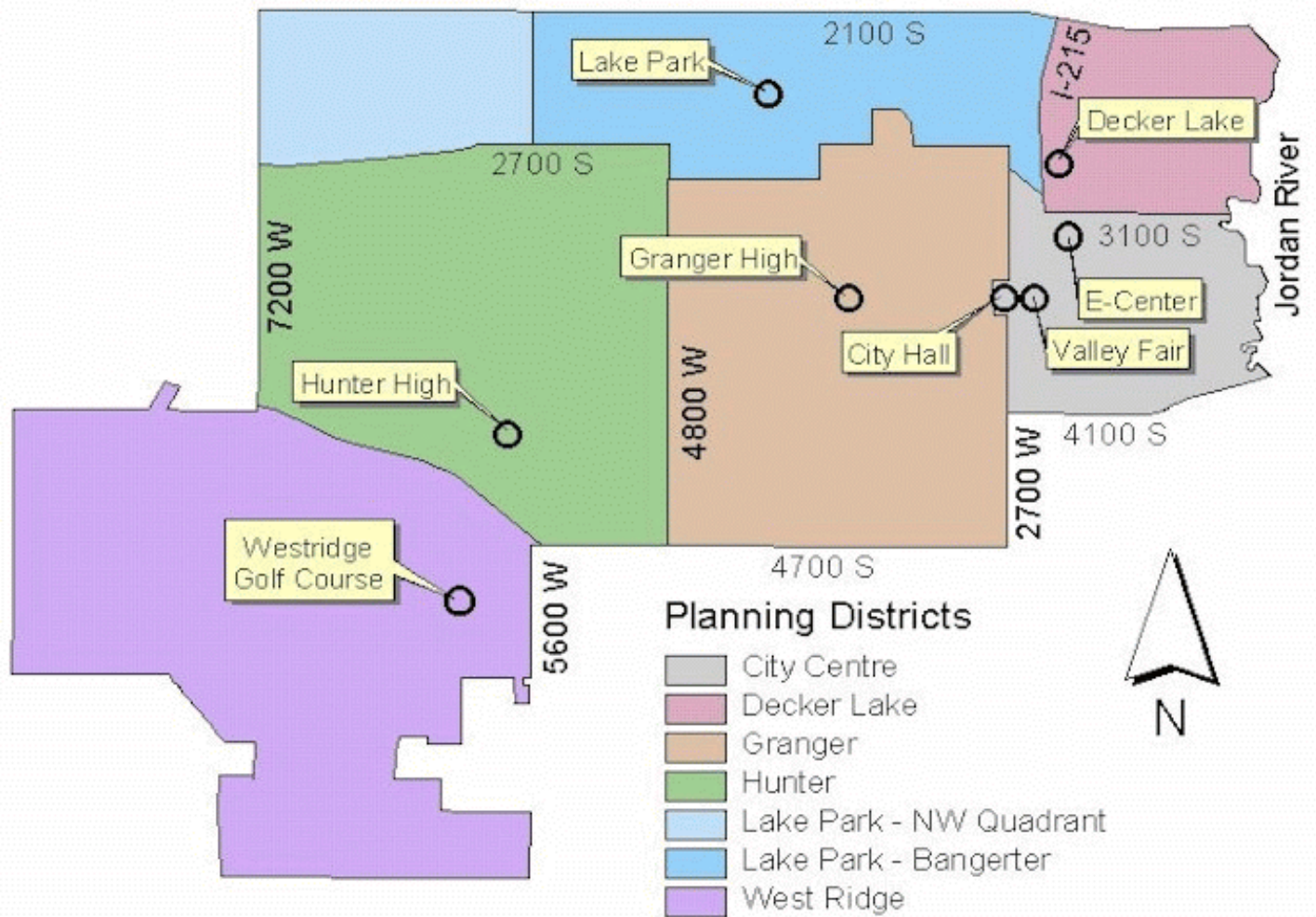
Issue: Providing Public Services to Minority Groups

Over the past 10 years a substantial number of minorities have moved into West Valley City, many of whom speak little or no English. Public agencies such as Police, Ordinance Enforcement, Neighborhood Services, and Building Inspections are finding it more difficult to conduct business because of a language barrier.

- ! **Goal:** Improve communication with minority groups
 - " **Action:** Hire staff that speak Spanish and/or other relevant languages
 - " **Action:** Work with schools and community organizations to better understand the needs of different minority groups

Public Facilities

A survey filled out by 87 West Valley Police Officers and staff showed that the top concerns (excluding pay and employment issues) were: preventing crime before it happens, strengthening neighborhoods, and working with minorities.



City Centre District



City Centre District

Vision

A suburban downtown that would serve as the spiritual heart of the city, with unique and prominent design features to establish a sense of place and identity.

Goals

Issue: Enhancing the E-Center Area

! **Goal:** Enhance commercial synergy and pedestrian activity

Issue: Intermodal Transit Center

! **Goal:** Establish an intermodal center in West Valley that includes light rail, bus, pedestrian, and automotive connections

Issue: Valley Fair Mall

! **Goal:** Revitalize the Valley Fair Mall

Issue: Improving the 3500 South Street corridor

! **Goal:** Create an environment conducive to pedestrian, automotive, and transportation activities

Issue: Development in the Jordan River Neighborhood

! **Goal:** Create a unique destination spot that incorporates cultural, residential, commercial, pedestrian, and transportation activities

Issue: Enhancing the Redwood Road corridor

! **Goal:** Revitalize the Redwood Road Corridor

Issue: Design Guidelines

! **Goal:** Unify the City Centre District through design guidelines

City Centre District

Profile

The City Centre District is bordered approximately by 3100 South, the Jordan River, 4100 South, 2700 West, and includes City Hall, Valley Fair Mall, and adjacent structures. City Centre has the most diverse mix of buildings and land-uses in the City. Uniting these disparate elements has been a challenge since the City incorporated in 1980. A recent R/UDAT study (Regional/Urban Design Assistance Team) recommended consolidating the different uses into four areas of concentration: Cultural/historical, entertainment, international, and civic/retail. However, the City Centre District is divided by three major highways: I-215, Redwood Road, and 3500 South. These highways represent both physical and psychological barriers and make creating a unified town center more problematic.

Issue: Enhancing the E-Center area

The emerging entertainment district along Decker Lake Road lacks the design features typically found in master planned centers. The current design emphasizes stand-alone buildings surrounded by individual parking lots, which effectively reduces the commercial synergy that these business were attempting to create by locating adjacent to each other. A citizen committee suggested the implementation of shared parking structures, plazas, connecting walkways, gardens, and areas for outdoor entertainment. The City is currently investigating the feasibility of adding public and/or privately owned retail and professional office buildings adjacent to the E-Center to take advantage of existing parking and future light-rail. This would increase the activity level of the area and provide an impetus for future development.

Another concern is pedestrian traffic crossing Decker Lake Road. Dialogue between city staff and citizen committees yielded several recommendations, some of which were: Install a traffic light between 3500 South and 3100 South, close Decker Lake Road to through automobile traffic, and install a fountain or large plaza in the middle of Decker Lake Road with a slow traffic zone around it.

- ! **Goal:** Modify the area around the E-center to enhance commercial synergy and pedestrian activity
- " **Action:** Replace individual parking lots with shared parking
- " **Action:** Redesign Decker Lake Rd with traffic calming devices, roundabouts, and/or plazas and fountains
- " **Action:** Create a pedestrian friendly environment that encourages people

to get out of their cars and patronize businesses

- " **Action:** Encourage unique businesses so that the area becomes a 'destination place

Issue: Intermodal Transit Center

For several years West Valley City staff has been working with UTA to establish an intermodal transit center near City Hall and the Valley Fair Mall. This area already boasts the highest transit ridership levels of anywhere in the State, and is a prime candidate for Light Rail expansion. Given the success of the north/south Traxx light rail line, and the recent passage of a light rail tax, an extension into West Valley City seems likely in the near future.

- ! **Goal:** Establish an intermodal center in West Valley that includes light rail, bus, pedestrian, and automotive connections

- " **Action:** Work with UTA, State and Federal legislators, and the owners of the Valley Fair Mall

Issue: Valley Fair Mall

Ownership of the Valley Fair Mall has changed hands several times in the past few years, which has made it difficult for the City to negotiate long term goals and plans. The current owner is a real estate investment trust based in New York City, which has shown little interest in working with the City to revitalize the Mall.

- ! **Goal:** Revitalize the Valley Fair Mall

- " **Action:** Establish contacts and relationships with Mall owners

- " **Action:** Continue to work on plans to integrate the proposed intermodal center with the Mall

Issue: Improving the 3500 South Street corridor

The 3500 South corridor between the Jordan River and I-215 is a series of hodgepodge developments, including some vacant parcels, heavy industrial uses, non-conforming structures, and strip commercial centers. For many years the area seemed stagnant, with little or no new development occurring. However, since the completion of the E-center, development interest has been increasing. Recent new development includes a large senior apartment complex and the redevelopment of the former Chris and Dicks

Hardware into a commercial center. The City is establishing a series of redevelopment areas to promote the rebuilding of this section of the City.

One of the key elements to improving the 3500 South corridor is to establish a unified streetscape. The Planning Commission, city staff, and private developers set a precedent with the streetscape they created for the former Chris and Dicks Hardware Site. This streetscape has been adopted by the City Council and will eventually extend the entire length of the City Centre District to help bring unity to the existing disparate elements and to promote new high-quality development.

Another key element is the elimination of strip development and curb cuts along 3500 South. Traffic speeds and volumes have reached a level where it is no longer safe or desirable to have vehicles entering 3500 South except at semaphore controlled intersections. The ideal concept is to create nodes or areas of deeper and more concentrated development that could share parking and provide a pedestrian friendly atmosphere.

Business mix and concentration is another important issue. In recognition of, and in conjunction with, the R/UDAT study, the area along 3500 South between I-215 and Redwood Road suggests that the establishment of a multi-national, multi-ethnic, international retail marketing district could be another important tool in establishing a theme for the area.

One of the biggest obstacles to redevelopment along 3500 South is the fact that there aren't enough residences in the immediate area to adequately support the existing commercial development, let alone new construction. Traffic counts are extremely high, however those people are mostly commuters who do not patronize local businesses. As a result, if new development is to be successful then residential densities within walking distance to the commercial areas need to be increased substantially.

- ! **Goal:** Create an environment conducive to pedestrian, automotive, and transportation activities
 - " **Action:** Create a unifying streetscape
 - " **Action:** Develop grade separated bicycle and pedestrian trails
 - " **Action:** Encourage development around semaphore controlled accesses and eliminate individual curbcuts
 - " **Action:** Encourage the establishment of an international retail marketing district as previously outlined

- " **Action:** Increase residential densities within walking distance of commercial areas (1/4 mile radius)

Issue: Development in the Jordan River Neighborhood

In 1999, West Valley took an extensive look at the Jordan River Neighborhood, which extends from the Jordan River to Redwood Road and from 3100 South to 3300/3500 South. A national planning firm, Calthorpe Associates, helped the City create a plan for the region that emphasized mixed use, pedestrian accessibility and more concentrated residential development. The residential development is intended to support a strong retail component. Design guidelines are currently being prepared that reflect these ideas.

West Valley City is actively involved in establishing a Multi-Cultural Center near the Jordan River. The City already owns property in the area. This will fit well with the proposed design guidelines and make the area a unique destination spot.

The area immediately adjacent to the Jordan River is owned almost exclusively by Salt Lake County as part of their flood control program. A system of improved pedestrian/bicycle trails exists north of 3500 South. The County General Plan calls for an eventual urban trail system that would run the length of the Valley. The City would like to expand the trail system to include equestrian access. (where feasible)

- ! **Goal:** Create a unique destination spot that incorporates cultural, residential, commercial, pedestrian, and transportation activities
- " **Action:** Work with Salt Lake County to allow equestrian access to the Jordan River trail
- " **Action:** Work with different ethnic groups and agencies to develop plans for a cultural center
- " **Action:** Work with property owners and developers to create design guidelines for the area

Issue: Enhancing the Redwood Road corridor

The Redwood Road corridor has many of the same issues as the 3500 South corridor. A unifying streetscape should *also* be established for Redwood Road, but with elements distinct from those along 3500 South. Developments should be clustered around semaphore controlled intersections. Curb cuts directly onto Redwood Road should be

consolidated or eliminated. As with 3500 South, the ideal concept is to create nodes or areas of deeper and more concentrated development that could share parking and provide a pedestrian friendly atmosphere.

! Goal: Revitalize the Redwood Road Corridor

" Action: Create a unifying streetscape plan

" Action: Eliminate curb cuts and cluster accesses around a single, semaphore controlled point

" Action: Work with property owners, UDOT, and developers to establish specific long range plans for the area

Issue: Design Guidelines

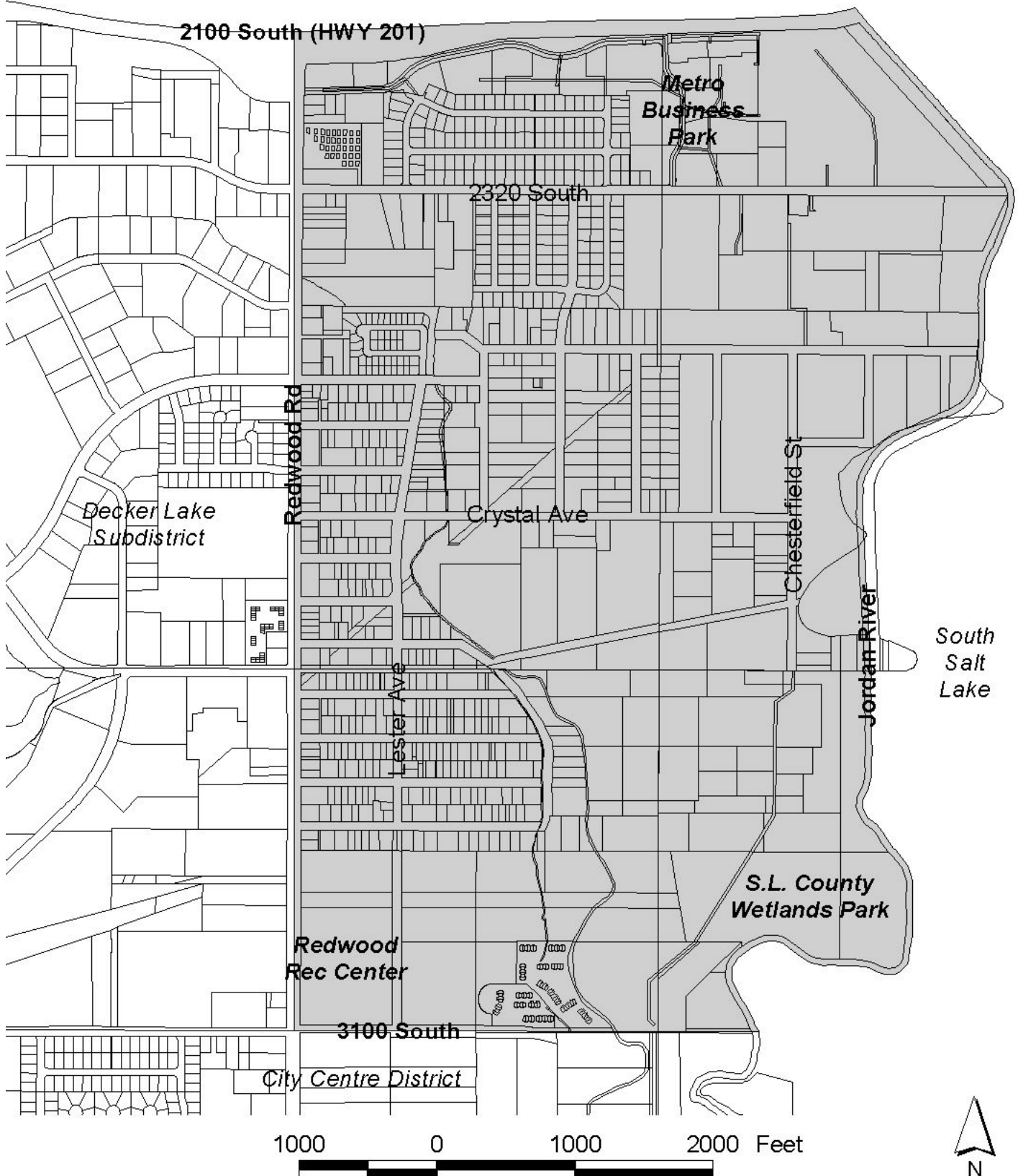
One of the suggestions from the R/UDAT design team was to develop standards for future development, using overlay districts and design guidelines. Overlay districts define the areas to address and design guidelines determine how new development can be built. Design guidelines benefit the City by creating a unified look including streetscapes, site plans and architecture. They benefit developers by providing a clear and understandable statement of what the City would like to see. They must be flexible enough to allow creativity, yet defined enough to make a real difference.

! Goal: Unify the City Centre District with design guidelines

" Action: adopt design standards for the City Centre District

Decker Lake District

Chesterfield Subdistrict



Decker Lake Planning District

Chesterfield Area

Vision

An urban community that combines quality business developments with a residential neighborhood that looks and feels like a rural western community.

Goals

Issue: Maintaining a rural image in an urban setting

! **Goal:** Create a rural appearing suburban streetscape

! **Goal:** Preserve the agricultural lifestyle of the community

Issue: Equestrian access to the Jordan River Parkway

! **Goal:** Provide equestrian access to the Jordan River Parkway

Issue: Vehicle traffic and pedestrian safety

! **Goal:** Create streets that discourage speeding and high traffic volumes

Issue: Future Expansion of the Metro Business Park

! **Goal:** Assure that future expansions of Metro Business Park are aesthetically pleasing and compatible with the adjacent neighborhood

Decker Lake Planning District

Chesterfield Neighborhood

Profile

The Chesterfield Neighborhood is one of the few areas of Salt Lake Valley that has managed to retain a rural atmosphere in the face of suburban growth. Although the neighborhood borders some heavily traveled roads, the eastern boundary is the Jordan River and many property owners have horses and other farm animals. The lack of curb and gutter creates a semi-rural appearance, but at the same time the cracking asphalt and irregular edges also gives the neighborhood a neglected image.

Chesterfield has seen some very positive improvements in the past few years, as local residents have come together to clean up the community. Residents and planners have met on many occasions and in several different forums to discuss the future of this area. Two public citizen committees were created as part of the 'Plan It! West Valley' process, and their recommendations have been included in this analysis.

Metro Business Park, located directly north of Chesterfield, is an attractive professional office park that began construction in the mid 70's. The park is mostly built out, but there is some vacant land to the east still available.

Issue: Maintaining a rural image in an urban setting

Pedestrian and equestrian access is very important to Chesterfield residents, as is a rural residential atmosphere. In many parts of Chesterfield, large shade trees such as cottonwoods, poplars, and sycamores can be found along street frontages. These trees establish a "country lane" image and separate residents from automobile traffic.

One of the Chesterfield public citizen committees suggested that the installation of a soft-back curb and gutter would help clean up the neighborhood image without compromising the rural feeling. However, they also felt that sidewalks would be inappropriate and that a combined equestrian and pedestrian trail should be established in the space normally set aside for sidewalks. A minimum 66' R.O.W. would be required on all streets, with asphalt widths of 29' for neighborhood streets, and 34' for collector streets. This would allow for approximately 12' to 15' of pedestrian and equestrian space on both frontages.

People living in Chesterfield should be allowed to live an agricultural lifestyle, but commercial agricultural practices are not acceptable. The belief is that children selling homegrown vegetables from roadside stands is desirable, but that pig farms and large construction equipment are not. A minimum of 1/2 acre (20,000 sq ft for existing lots) would be required to keep farm-type animals. The current standard for animal points in

agricultural areas would be carried over, but a cap would be set after a certain point to avoid nuisance issues.

! Goal: Create a rural looking suburban streetscape

" Action: Establish unique design standards for the Chesterfield area

! Goal: Preserve the agricultural lifestyle of the community

" Action: Encourage/allow for the following:

- Creation of equestrian trails
- Preservation of agricultural land and open space
- Animal ownership
- Community stables
- Creation of a community farm

" Action: Discourage/prohibit the following:

- Commercial agricultural practices
- All industrial activity
- Commercial-grade farm or construction equipment

Issue: Equestrian access to the Jordan River Parkway

Many residents in the Chesterfield area own horses and would like equestrian access to the Jordan River Parkway. The Parkway is planned to run the entire length of the Salt Lake Valley, and will provide an urban trail with connections to trails leading into the Oquirrh and Wasatch Mountains. Currently only pedestrians and bicycles are permitted along the entire length of the Parkway. Horses are allowed in a few sections, but not in any part of trail within West Valley City limits. The City is interested in providing equestrian access, however, the entire section of the parkway located within West Valley is owned and managed by Salt Lake County, who at this time feels that there are not enough horse owners in the area to justify the extra expense of providing and maintaining an equestrian trail.

! Goal: Provide equestrian access to the Jordan River Parkway

" Action: Work with Salt Lake County and horse owners to find ways to fund the creation and maintenance of equestrian trails within the sections of the Jordan River Parkway located in West Valley City

Issue: Vehicle traffic and pedestrian safety

Chesterfield residents are concerned about automobile traffic through their neighborhood. A citizen committee presented a plan that calls for the creation of 4-way stops at two key intersections and more speed limit and pedestrian/equestrian crossing signs. Intersections with Redwood Road should be upgraded to include left turn signals. Stamped and colored concrete crossings could also be placed at each major intersection to further increase pedestrian safety.

! Goal: Create streets that discourage speeding and high traffic volumes

" Action: Include traffic calming techniques in the Chesterfield neighborhood design standards

Issue: Future expansion of Metro Business Park

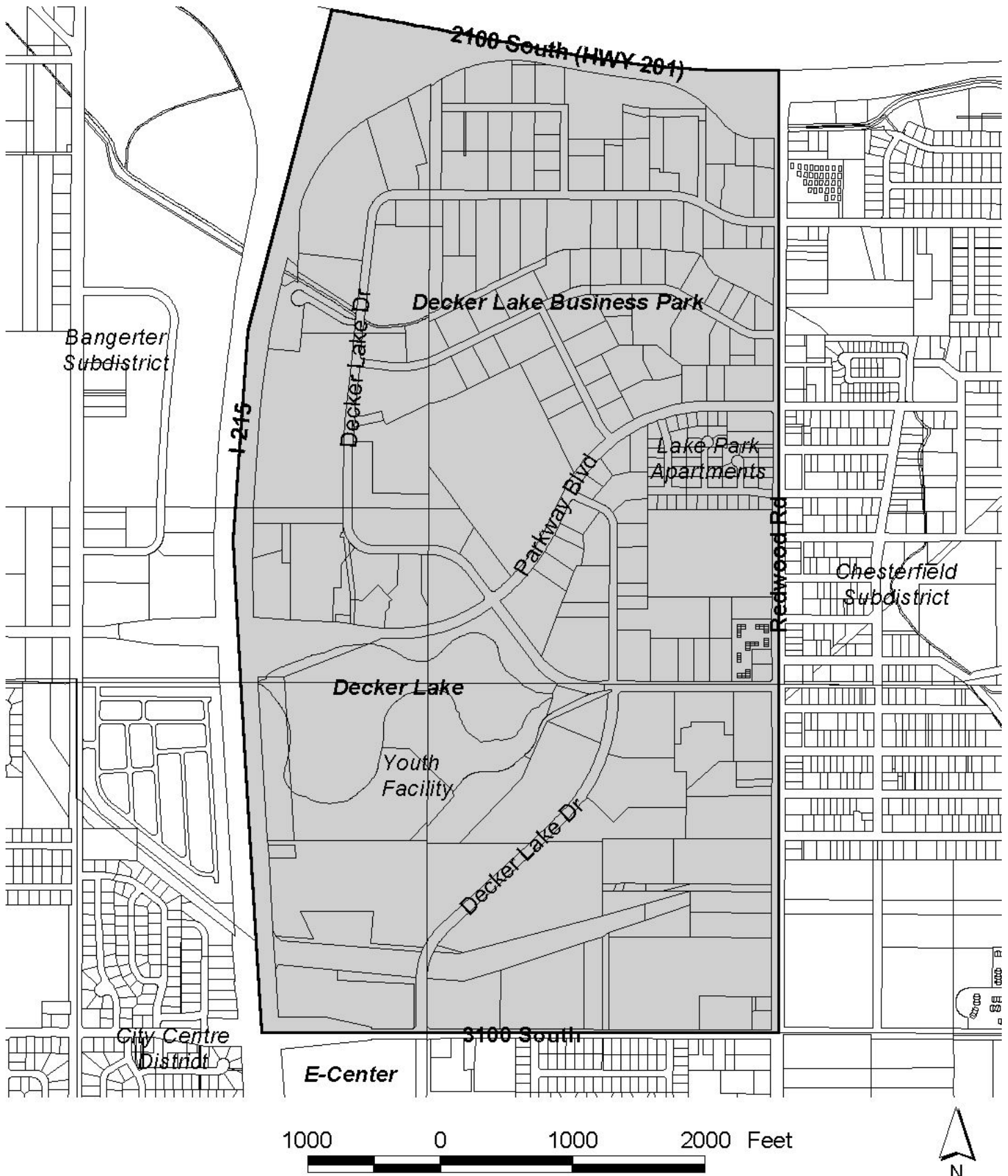
Since the inception of Metro Business Park in the mid 70's, the residential neighborhood immediately adjacent to it on the south has grown substantially. It is important that future expansions of the business park be compatible with the neighboring residential uses and that automobile impacts be minimal.

! Goal: Assure that future expansions of Metro Business Park are aesthetically pleasing and compatible with the adjacent neighborhood

" Action: Create urban design standards for the Metro Business Park area

Decker Lake District

Decker Lake Subdistrict



Decker Lake Planning District

Decker Lake Area

Vision

An area of strong and vital businesses

Goals

Issue: Development in Decker Lake vicinity

! **Goal:** Encourage high quality development around Decker Lake

! **Goal:** Complete lake improvements and trail connections

Issue: Lake Park Apartments

! **Goal:** Improve the neighborhood

Issue: Existing business and industrial parks

! **Goal:** Keep area economically sound

Issue: Enhancing the Redwood Road corridor

! **Goal:** Improve traffic flow in the Redwood Rd/Hwy 201 area

Decker Lake Planning District

Decker Lake Area

Profile

The Decker Lake subdistrict is bordered by 2100 South, Redwood Road, 3100 South, and I-215. Except for three multi-family housing projects, the entire area is composed of office, commercial, and light-manufacturing uses. Most of the non-residential development has occurred within the last 20 years, and appears to be healthy and well maintained. The residential developments vary in quality and maintenance from average to very poor. The Lake Park apartment complex on Parkway Blvd and Redwood Road is a subdivision of 4-plexes that suffers from physical and functional deterioration.

The Decker Lake area is a major employment center for West Valley City. Upwards of 20,000 jobs are located within the general vicinity. Some of the major employers include Franklin Covey and United Parcel Service.

Issue: Development in Decker Lake vicinity

The area immediately south of Decker Lake is the last area to be developed in this subdistrict. However, the site has some major challenges to overcome – specifically it lies adjacent to a U.P.&L. substation and to a State youth correctional facility. The City has investigated several options to remove these uses, but the extreme costs associated with these facilities has thwarted relocation efforts to date. Salt Lake County and the 2002 Olympic Committee are currently improving Decker Lake and the surrounding area.

- ! **Goal:** Encourage high quality development around Decker Lake
 - " **Action:** Actively search out desirable businesses to locate near Decker Lake
 - " **Action:** Work with the State to mitigate the impacts of the Juvenile Detention Facility
- ! **Goal:** Complete lake improvements and trail connections
 - " **Action:** Apply for Olympic, Federal, and State funds to complete the necessary improvements

Issue: Lake Park Apartments

The Lake Park Apartments need substantial rehabilitation or removal. The apartments are actually a 4-plex subdivision built before West Valley incorporated as a city. Each 4-plex is privately owned on an individual lot, however, the rear parking areas are an interconnected mass of asphalt governed by what appears to be a series of implied cross-access agreements. This lack of clearly defined boundaries and ownership responsibility has resulted in a safety and maintenance hazard that is very demanding on public safety services, especially police. Establishing a homeowner's association or appointing a single manager responsible for the entire site could help in the short run, but may prove to be an impossible task, and would probably still be insufficient to make this a real community asset.

The other option, redevelopment, is more effective but politically more challenging. The challenge is finding ways to make it economically feasible for a developer to buy all the existing units, demolish them, and build new ones. The only practical options currently available to the City are to subsidize the redevelopment process with tax increment money, or to add value by increasing the zoning density. In either case, the end result would be a project with more intense uses than currently exist.

There also exists the possibility that a light rail station could be located nearby in the future. The current preferred alignment runs adjacent to the site, which makes it an excellent candidate for a high density mixed-use development.

The existing Lake Park Apartment project consists of 204 units with a gross density of 15.5 units/acre, and a net density of approximately 19 units/acre. A preliminary assessment suggests that redevelopment would require a minimum gross density of 25 units/acre to be economically feasible.

! Goal: Improve the neighborhood

- " Action:** Actively search for investors/developers to redevelop the Lake Park Apartments
- " Action:** Encourage property owners to establish a homeowners association/single manager for the entire complex

Issue: Existing business and industrial parks

Most of the business and industrial park areas appear to be healthy and well maintained, however, it may be in the City's best interest to survey business and property owners to

look for trends that may indicate future problems. Declining rents, high vacancy rates, and rapid tenant turn-over are good indicators that an area needs revitalization.

! Goal: Keep area economically sound

" Action: Monitor existing businesses for economic downturns and over-building

" Action: Work with UDOT to gain additional and/or improved access onto I-215

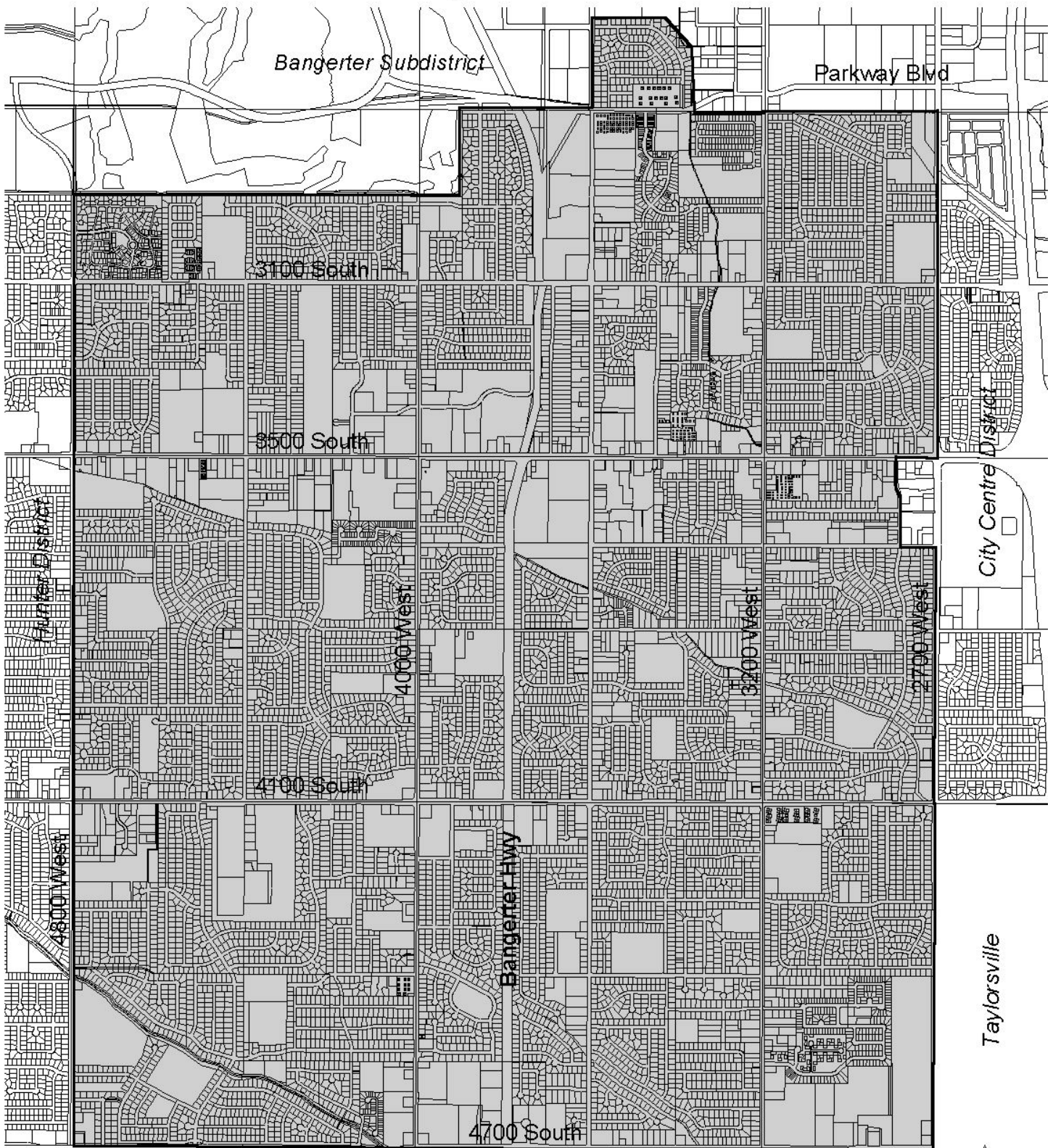
Issue: Enhancing the Redwood Road corridor

A traffic study of the area north of 2700 South needs to be carried out to improve flow around the Redwood Road/Hwy 201 interchange. The City should work with UDOT and Salt Lake City to analyze the possible reconstruction/reconfiguration of the interchange, the 2100 South frontage road to the north, and the Metro Business Park access on the south. Improving this intersection could help alleviate pressure from 3500 South as Hwy 201 would become a more effective east/west corridor.

! Goal: Improve traffic flow in the Redwood Rd/Hwy 201 area

" Action: Actively work with UDOT and Salt Lake City to reconfigure the Redwood Rd/Hwy 201 interchange

Granger District



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Granger District

Vision

A suburban community that maintains its individual identity and promotes an exceptional quality of life

Goals

Issue: Youth and gangs

- ! **Goal:** Find activities to keep youth busy and out of gangs

Issue: East-west access and internal circulation

- ! **Goal:** Redesign major east-west streets to better serve the community

Issue: Public improvements

- ! **Goal:** Improve community design
- ! **Goal:** Create a series of urban trails and green-spaces to connect important public facilities with neighborhoods

Issue: Development along 3500 South

- ! **Goal:** Create an attractive streetscape along 3500 South

Issue: Development along 4100 South

- ! **Goal:** Establish mixed-use neighborhood commercial, professional office, and medium density residential nodes where lots are deep enough to support these uses
- ! **Goal:** Establish streetscape plans to help create a better atmosphere for existing residences

Issue: Development along 4700 South

- ! **Goal:** Establish a detailed plan for the 4700 South corridor
- ! **Goal:** Establish mixed-use neighborhood commercial, professional office, and/or high density residential nodes along 4700 South where lots are deep enough to

support these uses

- ! **Goal:** Establish streetscape plans to help create a better atmosphere for existing residences

Granger District

Profile

The Granger District is bordered approximately by 2700 West, 4700 South, 4800 West, the southern boundary of the Lake Park Corporate Center, and 2700 South. Historically, the Granger area was predominately a farming community, however today less than 100 acres of productive agricultural ground is left. The suburbanization of Granger occurred primarily during the baby boom period following WWII. As a result, house and lot sizes are smaller than current standards, which has kept property values affordable.

Issue: Youth and gangs

The Granger District has a relatively high level of gang activity by Utah standards. PTA leaders have suggested that one of the main problems is that youth may have too much unsupervised time after school. They recommend that the City work with community groups to create and support programs, such as athletics, to help keep high risk youth out of trouble.

In response, the City recently began a “Weed and seed” program for the Academy Park neighborhood, perhaps the poorest and most diverse section of the City. This program includes in-school tutoring, a boys and girls club sponsored by C.O.P. officers, and other activities.

! Goal: Find activities to keep youth busy and out of gangs

- “ **Action:** Develop more park and recreation programs, especially capitalizing on the fitness center
- “ **Action:** Support youth programs

Issue: East-west access and internal circulation

One of the biggest problems in West Valley City is automobile traffic. Residents are finding it difficult to take care of day-to-day needs such as shopping, picking up the kids from school, etc. The main problem seems to be heavy traffic on 3500 South, 4100 South, and Bangerter Hwy. Commuter activity has become so intense along these corridors that some residents are choosing to avoid businesses in this area altogether. Others are finding it necessary to shop at odd hours of the day or night in order to avoid peak traffic volumes. Either way, this is a bad situation for businesses, consumers, and for tax revenue generation.

Another problem is that people are finding it difficult to travel east-west within the City.

There are many existing north-south collector and arterial streets, but very few east-west streets. The result is that people have to drive to major east-west arterial streets like 4100 South and 3500 South for even short, routine trips. This causes unnecessary delays and exacerbates the existing traffic problems on 4100 and 3500 South.

- ! **Goal:** Redesign major east-west streets to better serve the community
 - " **Action:** Design streets to discourage commuter-use and promote internal circulation
 - " **Action:** Encourage commuters to use 2100 South instead of 3100 South, Parkway Blvd, and 3500 South

Issue: Public improvements

The Granger District is probably the most urban section of West Valley City. The area is nearly built out, and has already been redeveloped in some sections. The City does not expect any major projects in the near future for this area, rather a focus should be placed on making the existing infrastructure more functional.

- ! **Goal:** Improve community design
 - " **Action:** Move sidewalks away from street curbs to protect pedestrians and to provide space for snow storage
 - " **Action:** Prepare a street tree plan and promote other streetscape enhancements
- ! **Goal:** Create a series of urban trails and green-spaces to connect important public facilities with neighborhoods
 - " **Action:** Identify important public facilities and areas suitable for pedestrian connections
 - " **Action:** Work with property owners, developers, and neighborhood organizations to incorporate trails and green-space into their designs

Issue: Development along 3500 South

3500 South is a State controlled street, managed by UDOT, which limits West Valley's ability to alter the main aspects of the street. However, there are a number of things that can be done to improve the streetscape. Recently a streetscape ordinance was adopted

for the part of 3500 South that is between I-215 and the Jordan River. This ordinance affects sidewalks, lighting, landscaping and signage. A similar ordinance would help along the rest of this busy street. 3500 South is a highly traveled east-west corridor and improving the look of the street would go a long way in improving the image of West Valley City.

! Goal: An attractive streetscape along 3500 South

- " Action:** Research the opportunities and issues of changing the 3500 South streetscape, emphasizing important intersections such as Bangerter or 4000 West
- " Action:** Create an ordinance with specific design guidelines for 3500 South

Issue: Development along 4100 South

A recent road widening has transformed this street into a commuter corridor, that is less compatible with residential uses. However, street widening has reduced the depth of many lots to the point that they are not functional for anything other than single family residential. More in-depth study of the area is needed to better establish long term solutions. There are a few parcels along 4100 South that are undeveloped and/or that have sufficient depth that they could be developed into uses other than single family residential. This Plan suggests office uses, mixed use with some neighborhood commercial at major intersections, or medium density residential for those properties.

! Goal: Establish mixed-use neighborhood commercial, professional office, and medium density residential nodes where lots are deep enough to support these uses

- " Action:** Make determinations where such uses could occur
- " Action:** Work with Economic Development to evaluate the possibility of establishing RDA's

! Goal: Establish streetscape plans to help create a better atmosphere for existing residences

- " Action:** Create design standards and plans for streetscape improvements

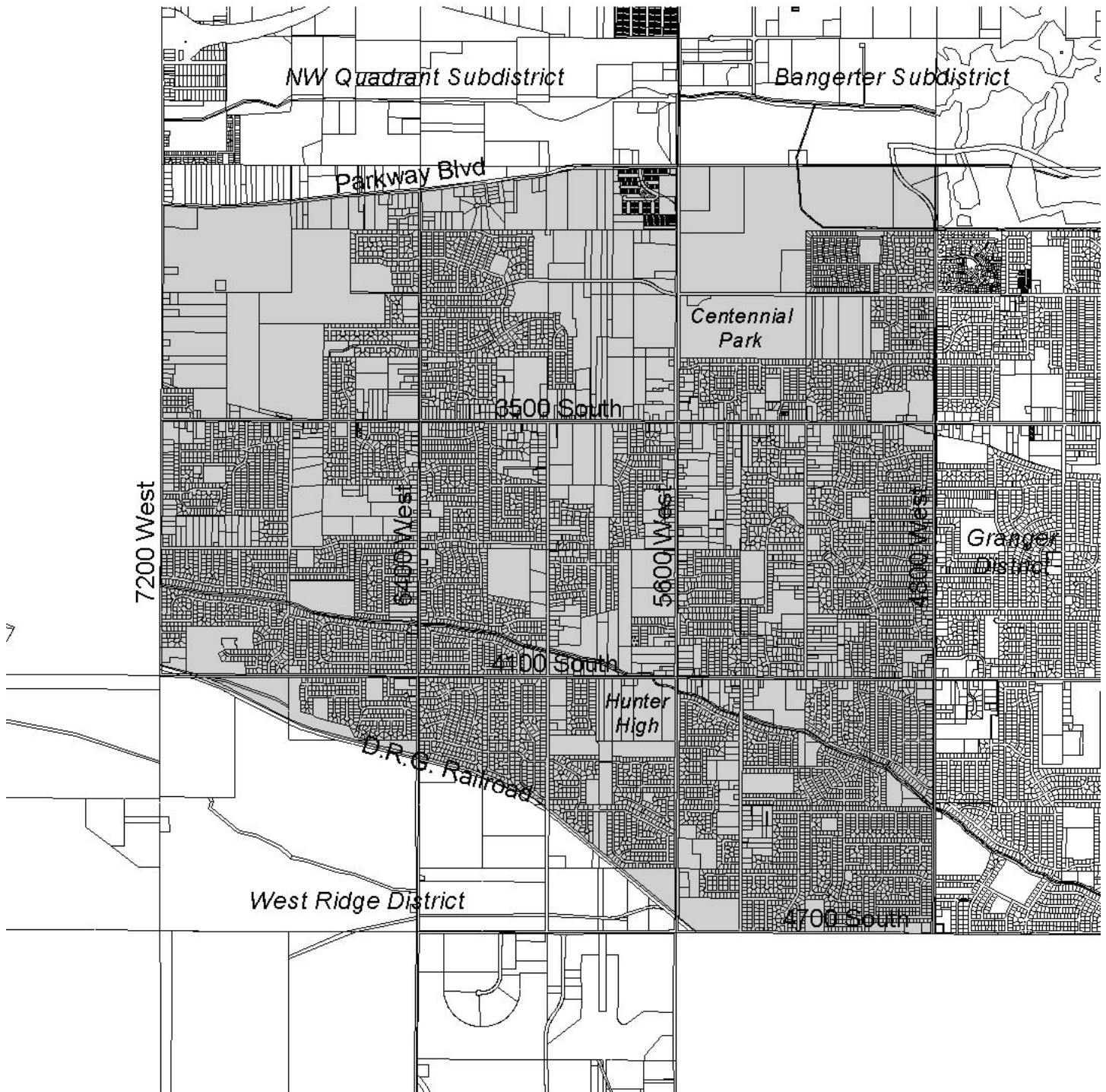
Issue: Development along 4700 South

Heavy commuter traffic volumes and repeated road widenings have discouraged pedestrian activity and made the area less compatible with residential uses. By the same token, residential densities in the areas adjacent to 4700 South are not dense enough to support significant major commercial development.

There is a short section of 4700 South at approximately 3400 West of existing residences on deep lots that could be developed into a commercial, office, or high density residential. However, piecemeal development of these parcels might exacerbate existing traffic problems and land use impacts with neighboring residential users. This plan suggests office complexes with coordinated access for these lots.

- ! **Goal:** Establish a detailed plan for the 4700 South corridor
 - " **Action:** Work with consultants, property owners, and other professionals to determine options for the area
- ! **Goal:** Establish mixed-use neighborhood commercial, professional office, and/or medium density residential nodes along 4700 South where lots are deep enough support these uses
 - " **Action:** Make determinations where such uses could occur
 - " **Action:** Work with Economic Development to evaluate the possibility of establishing RDA's
- ! **Goal:** Establish streetscape plans to help create a better atmosphere for existing residences
 - " **Action:** Create design standards and plans for streetscape improvements

Hunter District



0.5 0 0.5 1 Miles



Hunter District

Vision

A suburban community that maintains its individual identity and that promotes a superior quality of life

Goals

Issue: Enhancing the community around 3500 South and 5600 West

- ! **Goal:** Improve the function and visual appearance of the commercial area around 3500 South and 5600 West

Issue: Development of the “Church Farm” and surrounding land

- ! **Goal:** Encourage a new type of development on the former “Church Farm” property that includes a variety of housing types as well as trails and open space

Issue: Future development on the NE Corner of 4100 South and 6000 West

- ! **Goal:** Encourage high quality development

Issue: Development along 3500 South

- ! **Goal:** An attractive streetscape along 3500 South

Issue: Development along 4100 South

- ! **Goal:** Establish mixed-use neighborhood commercial, professional office and medium density residential nodes where lots are deep enough to support these uses
- ! **Goal:** Establish streetscape standards and plans for streetscape improvements

Hunter District

Profile

The Hunter District is primarily a residential area, bordered approximately by Parkway Blvd (2700 South), 4800 West, the Denver and Rio Grande West R. O. W., and 7200 West. The area was originally a farming community, and it is just recently that large amounts of suburban growth have occurred. Most of the large tracts of undeveloped agricultural land left in West Valley City are located in the Hunter District. Many residents of this area feel strong emotional attachment to their former agricultural lifestyle.

Historically, most commercial activity was centered around 3500 South and east of 4800 West. In recent years the trend has shifted westward, with the majority of new commercial development occurring around the intersection of 3500 South and 5600 West. A new commercial center is also developing on the northwest corner of 4100 South and 5600 West. Past renditions of the General Plan discouraged major commercial development on 4100 South, but the section from 5600 West to the potential Legacy Freeway has too much traffic to be viable for residential development.

Issue: Enhancing the community around 3500 South and 5600 West

In recent years the intersection of 3500 South and 5600 West has become the major commercial area for much of the Hunter District. The current layout is a loose confederation of subdivided parcels, outlying pad sites, two “big box” retail buildings, and other miscellaneous uses. On-site pedestrian and automobile inter-connectivity is poor, and frequently shoppers are forced to drive from parking lot to parking lot in order to complete their purchases. As a result of the poor inter-connectivity, traffic around this intersection is increasing rapidly and expected to get worse. A UDOT widening project is scheduled for 4100 South to 2100 South over the next two years (2001 to 2003) which could help traffic issues considerably.

! Goal: Improve the function and visual appearance of the commercial area around 3500 South and 5600 West

" Action: Work with property owners to identify potential problems and find solutions

Issue: Development of the “Church Farm” and surrounding land

The property previously know as the “Church Farm”, located at approximately 3100 South and 6800 West, is one of numerous sites owned by the L. D. S. Church which

used the land to raise agricultural products for the Church welfare program. Surrounding development has almost landlocked this area from major arterial streets, and pressure is mounting to develop this site as well. The site and surrounding agricultural land is in excess of 200 acres. Because this is one of the few undeveloped areas this large left in the City, it is a prime location for a new type of development that includes a diversity of housing types as well as trails and open space.

! Goal: Encourage a new type of development on the former “Church Farm” property that includes a variety of housing types as well as trails and open space.

" Action: Work with property owners and developers to incorporate trails and green-space into their designs

" Action: Work with developers to ensure a wide variety of housing types in their site plans

Issue: Future development on the NE Corner of 4100 South and 6000 West

A large block of approximately 30+ acres, bisected by an open canal, occupies the northeast corner of 4100 South and 6000 West. Most of the existing neighborhood is single-family residential on medium to large lots. However, the proximity to both Hunter High and Hunter Jr. High, the location on a major street intersection, and the proximity to the proposed Legacy Highway interchange, all suggest a use other than single-family residential for this area.

The City is currently exploring the feasibility of establishing mixed-use developments in certain areas of the city, and this corner exhibits many of the characteristics desirable in a mixed-use area, specifically:

- Good periphery access
- Adjacent to a potential transit corridor
- Less than 1/4 mile from elementary, junior, and senior high schools
- Less than 1/4 mile to a community shopping center
- Adjacent to potential open space corridor trail

A mixed-use center is more desirable than a standard residential, commercial, or office development because it includes most of the desirable elements of all three development types without a lot of the less desirable elements such as heavy traffic and huge parking lots. Typically, mixed-use centers spread traffic volumes and parking needs over a 16 hr period (6 am to 10 pm) instead of the usual intense 4 hour period (morning and evening rush hours) found in standard residential and office developments.

- ! **Goal:** Encourage high quality development
- " **Action:** Create concept plans for the area
- " **Action:** Actively search for developers with superior track records to look at the area

Issue: Development along 3500 South

3500 South is a State controlled street, managed by UDOT, which limits West Valley's ability to alter the main aspects of the street. However, there are a number of things that can be done to improve the streetscape. Recently a streetscape ordinance was adopted for the part of 3500 South that is between Redwood Road and the Jordan River. This ordinance affects sidewalks, lighting, landscaping and signage. A similar ordinance would help along the rest of this busy street. 3500 South is a highly traveled east-west corridor and improving the look of the street would go a long way in improving the image of West Valley City.

- ! **Goal:** An attractive streetscape along 3500 South
- " **Action:** Research the opportunities and issues of changing the 3500 South streetscape, emphasizing important intersections
- " **Action:** Create an ordinance with specific design guidelines for 3500 South

Issue: Development along 4100 South

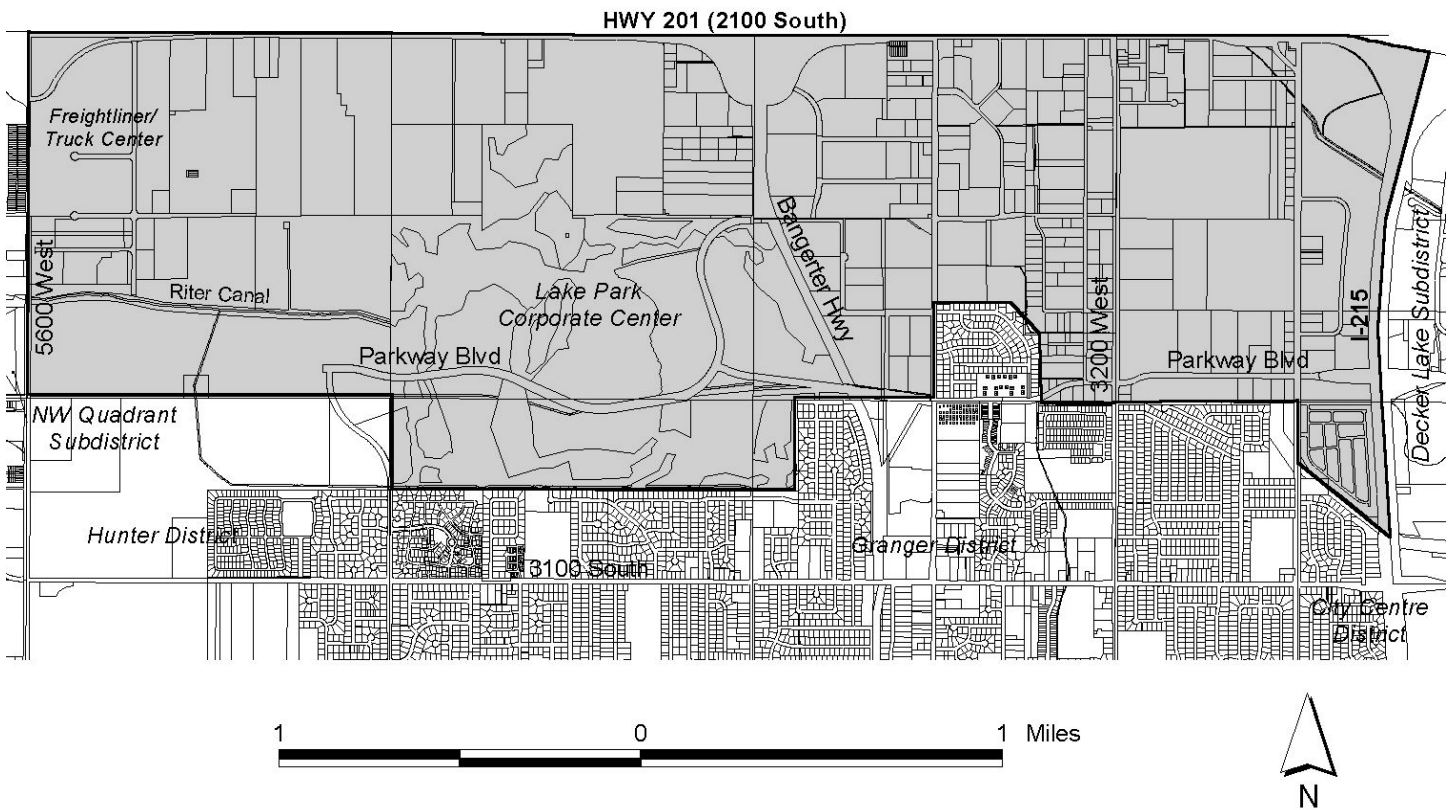
A recent road widening has transformed this street into a commuter corridor, that is less compatible with residential uses. However, street widening has reduced the depth of many lots to the point that they are not functional for anything other than single family residential. More in-depth study of the area is needed to establish long term solutions. There are a few parcels along 4100 South that are undeveloped and/or that have sufficient depth that they could be developed into uses other than single family residential. This plan suggests office uses, mixed use with some residential commercial at major intersections or medium density residential for those properties.

- ! **Goal:** Establish mixed-use neighborhood commercial, professional office and medium density residential nodes where lots are deep enough to support these uses
- " **Action:** Make determinations where such uses could occur

- " **Action:** Work with Economic Development to evaluate the possibility of establishing RDA's
- ! **Goal:** Establish streetscape plans to help create a better atmosphere for existing residences
- " **Action:** Create design standards and plans for streetscape improvements

Lake Park District

Bangerter Subdistrict



Lake Park District Bangerter

Vision

A high quality business and industrial community that is successful both economically and aesthetically.

Goals

Issue: Development in gateway areas

- ! **Goal:** Make this an attractive area for visitors and residents

Issue: Truck routes and internal circulation

- ! **Goal:** Establish truck routes that service truck-oriented businesses along Hwy 201 but that do not negatively impact office and residential areas

Issue: Future plans for the area around Lake Park Corporate Center

- ! **Goal:** Develop service-oriented nodes for businesses and residents in this area
- ! **Goal:** Develop plans for a linear park along the Riter Canal to create a buffer between truck-oriented businesses and mixed-use areas
- ! **Goal:** Establish a mixed-use community to provide residences and commercial services for the Lake Park Corporate Centre

Lake Park District

Bangerter

Profile

The Bangerter subdistrict is bordered approximately by the 2100 South R.O.W., I-215, Parkway Blvd/Lake Park Corporate Centre, and 5600 West. The area has an extremely high water table, and large quantities of fill are necessary to develop here. Most of the Bangerter subdistrict has been developed as industrial, office, and warehouse space. The largest single development in the City is the Lake Park Corporate Centre, which when completed will cover more than 1/4 of the Bangerter subdistrict. The Lake Park Corporate Centre has set a new standard of development for the City. Its influence can already be seen on the east side of Bangerter Hwy where recent developments have upgraded their landscaping to more closely match what Lake Park has done.

Issue: Development in gateway areas

West Valley City is currently raising the standards for new and existing developments within key 'gateways' into the city. The intention is to leave a positive first impression on visitors and to distinguish West Valley from neighboring communities. The Bangerter subdistrict contains three gateways located at 5600 West, Bangerter Hwy, and I-215.

! Goal: Make this an attractive area for visitors and residents

- " **Action:** Create development guidelines that encourage attractive uses around the I-215, Bangerter, and 5600 West gateways
- " **Action:** Promote commercial uses that emphasize landscaping and attractive facades, that do not involve heavy industrial activities, and that provide amenities to the uses

Issue: Truck routes and internal circulation

Residents and property owners in and around the Lake Park Corporate Center are concerned about semi-truck traffic from the businesses along 2100 South. They are worried that heavy truck traffic will lower property values, bring unwanted noise and pollution, and reduce the quality of life. The trucking businesses along 2100 South are cognizant of these concerns and are willing to work with the City to establish special truck routes that would minimize the impact on neighboring residents.

! Goal: Establish truck routes that service truck-oriented businesses along Hwy

201 but that do not negatively impact office and residential areas

- " **Action:** Create truck-oriented internal circulation patterns with direct outlets to Bangerter Hwy, 5600 West, and Hwy 201
- " **Action:** Encourage UDOT to build an overpass and/or access onto Hwy 201 at 4800 West

Issue: Future plans for the area around Lake Park Corporate Center

West Valley City would like to influence development patterns before they are established. Some areas, especially along 2100 South, are heavily influenced by existing businesses and probably will continue to develop in similar patterns. However, there are still areas that can be planned and developed with minimal interference from existing land-use patterns.

! Goal: Develop service-oriented nodes for businesses and residents in this area

- " **Action:** Encourage mixed use facilities that provide all of the needed services in a master planned development with one ownership or management
- " **Action:** Discourage subdividing for stand alone fuel stations, convenience stores, restaurants, and lodging

! Goal: Develop plans for a linear park along the Riter Canal to create a buffer between truck-oriented businesses and mixed-use areas

- " **Action:** Work with property owners and the canal company to create a park that includes passive and active recreation areas, urban trails, substantial vertical landscaping, and variations in width

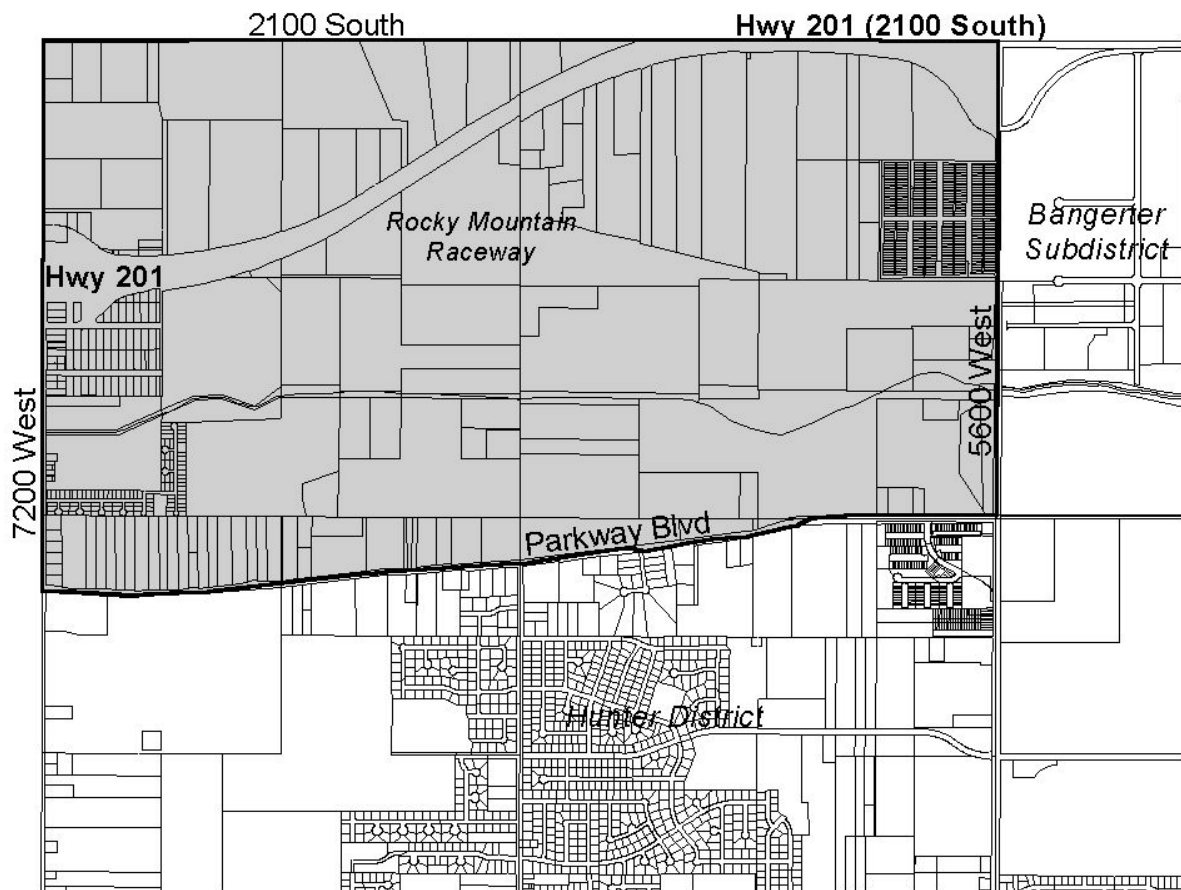
! Goal: Establish a mixed-use community to provide residences and commercial services for the Lake Park Corporate Centre

- " **Action:** Require pedestrian walkways between recreation, office, and commercial activity areas
- " **Action:** Require landscaping standards similar to phase 1, specifically 8' wide urban trails instead of standard width sidewalks on both sides of the street

- " **Action:** Encourage designs that put buildings adjacent to streets for easy transit access

Lake Park District

NW Quadrant Subdistrict



0.5 0 0.5 1 Miles



Lake Park District

Northwest Quadrant

Vision

A neighborhood with large wetland open spaces surrounded by pockets of development, with industrial and commercial uses would be located north of the Riter Canal, with rural residential and mixed uses developments to the south

Goals

Issue: Open space vs new development

- ! **Goal:** Protect the wetland areas
- ! **Goal:** Eliminate uses such as salvage yards, heavy industry, and other practices that could negatively affect wetland and gateway areas

Issue: Compatibility of existing heavy manufacturing with other land-uses

- ! **Goal:** Relocate all inappropriate heavy manufacturing uses to more desirable locations

Issue: Development in gateway areas

- ! **Goal:** Make this an attractive area for visitors and residents

Issue: Mixed-use development

- ! **Goal:** A high density mixed-use development on the northwest corner of Parkway and 5600 West

Lake Park District

Northwest Quadrant

Profile

The Northwest Quadrant is an area of relatively flat ground bordered by the 2100 South R.O.W., 5600 West, Parkway Blvd, and 7200 West. The area has an extremely high water table, and is covered with wetlands and numerous well heads. Historically the area was used for hunting, grazing, and other similar uses.

Development has occurred along the major streets encompassing this area, but the interior is virtually undeveloped because of the inability to provide road access through wetland areas. Sometime in the 1960's a series of automobile salvage facilities started moving onto an abandoned 40 acre site near 5600 West and Hwy 201. Two mobile home parks are situated near Parkway Blvd and 7200 West. An automobile racetrack and a trucking company are located adjacent to Hwy 201. A collection of manufacturing businesses that include salvage yards, welding facilities, junkyards, and other industrial practices are located in a small area between 2100 South and Hwy 201. And single family homes on agricultural lots are scattered along Parkway Blvd and 7200 West.

Many of the businesses in this area were established prior to the incorporation of the City and are not connected to water and sewer, do not meet fire safety standards, and are in violation of other City ordinances. The City is currently working with property owners to establish a redevelopment area along 5600 West to remedy some of these issues.

Issue: Open space vs new development

Recent increases in property values have inspired several large property owners to consider selling or developing their properties. However, studies show that a substantial portion of the land is situated in low-lying or wetland areas. The property owners contend that they are not real wetlands, but the result of numerous uncapped wells and poorly maintained irrigation ditches. A study was completed in 1998 that shows large sections of wetlands, ranging in quality from prime to marginal. The City believes that these are prime open-space resources that should be preserved in perpetuity.

! Goal: Protect the wetland areas

" Action: Create different tools for open space preservation such as TDR's, wellhead protection overlay zones, conservation easements, etc.

! Goal: Eliminate uses such as junk yards, heavy industry, and other practices that could negatively affect wetland areas

- " **Action:** Work with property owners to relocate to another area

Issue: Compatibility of existing heavy manufacturing with other land-uses

In the last rendition of the General Plan, only two areas of the city were designated appropriate for heavy manufacturing uses; a western section of the West Ridge District and the northwest section of the Northwest Quadrant Subdistrict. However, there are several pockets of heavy manufacturing uses outside of these areas that existed before the General Plan was created. As the city becomes more urbanized, these pockets of heavy manufacturing become less appropriate. Surrounding residents and property owners complain about noise, air, and sight pollution, while the heavy manufacturing businesses complain about regulations governing hours of operation, lighting, noise control, etc. At some point it becomes in the best interest of both parties for one of them to relocate. Market forces, cost analyses, and social pressure usually dictate that the manufacturing use is the one most likely to move.

West Valley City is currently looking for a suitable area to relocate its threatened heavy manufacturing businesses. The area north of Hwy 201 and east of 7200 West could be used to consolidate most of the existing heavy manufacturing uses.

- ! **Goal:** Relocate all inappropriate heavy manufacturing uses to more desirable locations

- " **Action:** Create 5, 10, and 20 year plans for relocating businesses

Issue: Development in gateway areas

West Valley City is currently raising the standards for new and existing developments within key 'gateways' into the city. The intention is to leave a positive first impression on visitors and to distinguish West Valley from neighboring communities. An emphasis should be placed on commercial or office uses that are environmentally friendly, require small amounts of parking, and that have little or no outside storage.

- ! **Goal:** Make this an attractive area for visitors and residents

- " **Action:** Create development guidelines to encourage attractive uses around 5600 West and 7200 West gateways

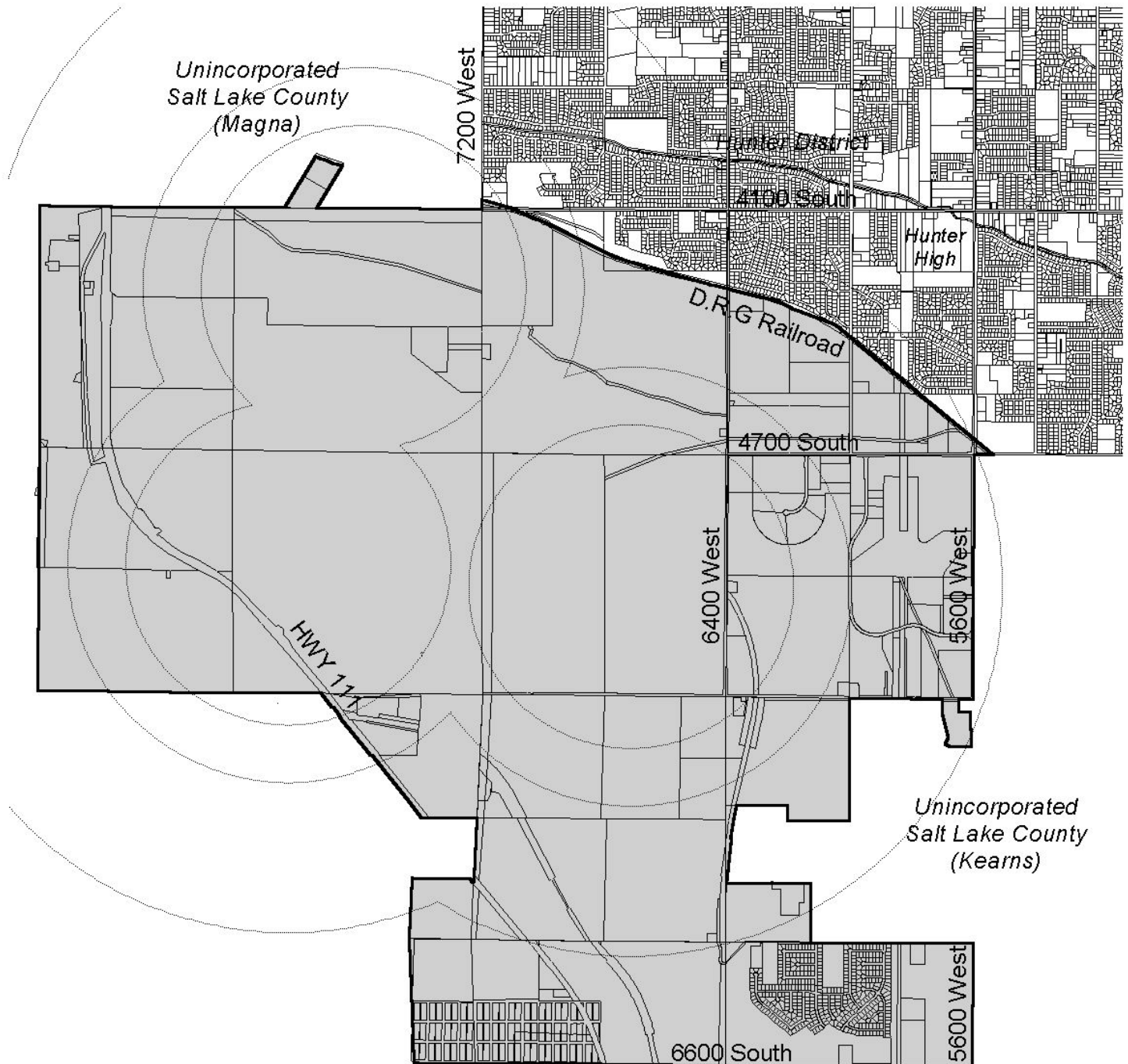
Issue: Mixed-use development

Most of the developable areas in the Northwest Quadrant would be appropriate for mixed use developments. The northwest corner of Parkway and 5600 West is particularly well suited for a high density mixed-use development because it's adjacent to a major transportation corridor, the future additions to the Lake Park Corporate Center, and possibly an intersection on the Legacy Highway.

! **Goal:** A high density mixed-use development on the northwest corner of Parkway and 5600 West

" **Action:** Work with developers and property owners

West Ridge District



1 0 1 Miles



West Ridge Planning District

Vision

A community mix of industrial parks, open space, and clustered housing, with interconnecting pedestrian and equestrian trails

Goals

Issue: Future development in the West Ridge District

- ! **Goal:** Continue to communicate with Alliant Tech regarding their current and future operations
- ! **Goal:** Promote residential uses in the area south of 6200 South and west of 6400 West

Issue: Rehabilitation of gravel pits

- ! **Goal:** Adopt an ordinance that contains standards for the rehabilitation of gravel pits for post extraction use

Issue: Western Transportation Corridor

- ! **Goal:** Work with UDOT, to ensure that the proposed highway route and design have the least possible impact on local residents and businesses
- ! **Goal:** Coordinate development around the highway and potential interchanges

West Ridge Planning District

Profile

The West Ridge planning district is bordered on the northeast by the Denver Rio Grand R.O.W., and by city boundaries on all other sides. The area is composed mostly of industrial land uses, with a small residential section in the southeast corner. This part of the City is comparable to Olympus Cove in terms of terrain and altitude, however residential-uses are not appropriate at this time because of the overpressure zones created by the Alliant Technology fuel mixing facilities.

Alliant Technology is involved in many different industrial practices, one of which is mixing and testing rocket fuels. Insurance requirements for the site initiated the delineation of overpressure zones – which are basically a series of rings drawn around test sites that indicate how much pressure could come to bear on outlying structures if an explosion were to occur. Buildings located within the overpressure zones have to meet special standards, dependent on how close to the center of the test site they are located. In some cases, location within any of the overpressure zones precludes residential construction.

Issue: Future development in the West Ridge District

Future development in this part of the City is contingent on one major factor – will Alliant Technologies move, and if so, when. If Alliant Tech were to move away or cease explosive operations, low to medium density and/or clustered-residential with mixed commercial and office development, would likely be recommended, although exact recommendations will depend on conditions existing at that time. Assuming that Alliant Tech stays another 20 years or more, then a completely different development pattern should occur. In the meantime, property owners and developers in this area have requested that the overpressure zones be reevaluated.

Open space is an important issue to residents in this part of the City. In a public forum, citizens recommended large, upscale housing on clustered lots with trails and open space areas. The concept is essentially for density and home construction similar to the east bench, but designed to accommodate horses, pedestrians, and bicyclists. Whether or not Alliant Tech moves, areas outside of the overpressure zones could be developed in this fashion.

The majority of property south of 6200 South and west of 6400 West falls outside of the overpressure zones and has unique challenges and opportunities for development. Two Kennecott rail lines run through the property, creating a possible conflict with low density residential development while providing a potential opportunity for transit and mixed use development. U-111 also runs through the property and 6200 South is planned to link with U-111 as a 106' right-of-way. Although these improvements will

greatly improve access, it will also create a high traffic, noisy area immediately adjacent to the roads that may be undesirable for single family residential development. However, the relatively high elevation of this area results in impressive views of the Wasatch, making residential use attractive.

To the east of U-111, a portion of the property is currently utilized as a gravel pit and is planned to continue as such until approximately 2010. However, similar gravel pits to the south have already ceased operations and are now being platted for primarily residential development.

Given the various issues surrounding the area south of 6200 South and west of 6400 West, residential uses are the most appropriate because: single family residential development exists to the east, primarily single family residential development is planned to the south, relatively high elevation presents an opportunity to create a high quality residential development and the nearby gravel pits will eventually transition to uses that are more compatible with residential uses. A planned unit development (PUD), the mixed use zone or a combination of zones may be appropriate in the future for some or all of the property to allow flexibility with residential densities and uses. In addition, commercial nodes may be appropriate at major intersections such as 6200 South and

- ! **Goal:** Continue to communicate with Alliant Tech regarding their current and future operations
 - " **Action:** Schedule yearly discussions with Alliant Tech regarding the state of their operations
- ! **Goal:** Promote residential uses in the area south of 6200 South and west of 6400 West
 - " **Action:** Rezone this area to a single family zone compatible with the low density residential designation

Issue: Rehabilitation of gravel pits

Several large gravel pits are located in the West Ridge District, mostly to the south and west of the Alliant Tech facilities. A few are still operational, and have the potential to remain operational for many years to come. However, with land values on the rise due to encroaching development and infrastructure extensions, standards need to be set to make these areas more appropriate for post-extraction uses.

- ! **Goal:** Adopt an ordinance that contains standards for the rehabilitation of gravel

pits for post extraction use

- " **Action:** Work with gravel pit owners/operators, Public Works, and developers to establish acceptable design standards

Issue: Western Transportation Corridor

The proposed UDOT Western Transportation Corridor would pass north-south through the West Ridge District. Although no final decision has been made on whether, when or where this road will get built, if built, it will have a strong influence on development in the West Ridge District. The issue is to ensure that the highway is developed with the least possible impact on area residents and businesses, as well as the existing golf course and planned amphitheater. There is also a need to ensure that upcoming development close to the proposed route is aware of and compatible with the proposed highway.

In order to help limit the impacts of this proposed highway, 'Context-sensitive' design should be employed. This will ensure that the route and design work with, not against, the surrounding land uses. It may be advisable to build depressed highway sections, using the sloping sides to minimize sound and pollution impacts. By using xeriscaping on the slopes, an attractive freeway edge could be created that is compatible with Utah's need for water conservation.

As the plans for the proposed freeway solidify, the recommended trail system will also need to be reexamined. For many years West Valley has suggested a trail along the power corridor at approximately 5800 West. However, the current potential freeway route would require the relocation of the power corridor in this district. Consequently, as the freeway route is finalized, the trails plan should be adjusted as needed, and the trail construction could be included as part of the cost of the highway construction.

- ! **Goal:** Work with UDOT to ensure that the proposed highway route and design have the least possible impact on local residents and businesses

- " **Action:** Coordinate regularly with UDOT

- ! **Goal:** Coordinate development around the highway and potential interchanges

- " **Action:** Monitor the highway proposal and adjust the General Plan as needed

Annexation

Profile

The original West Valley City, as incorporated in 1980, consisted of three unincorporated communities: Redwood, Granger, and Hunter. Later, the area around Alliant Tech was annexed, followed by the annexation of the Diamond Summit neighborhood. A recent informal agreement with West Jordan City places West Valley's southern boundary at 6600 South (west of 5600 West) and at 6200 South (east of 5600 West).

Many citizens of West Valley consider themselves as belonging to two entities: their neighborhood community and West Valley City. The City recognizes this duality and encourages it because it helps strengthen neighborhoods and individual identities. At this time West Valley is not pursuing the annexation of any unincorporated areas. The City is already facing many challenges, and has adopted an informal policy of simply responding to annexation requests rather than actively pursue them. In 1981 the City adopted an Annexation Policy Declaration as required at that time by State law. This Declaration essentially contemplated future annexation to 6600 South from the Jordan River to the Oquirrh Mountains. With the exception of the area that incorporated as Taylorsville City, the official West Valley City policy is essentially unchanged.

In January of 1988, West Valley de-annexed a section of the City north of Hwy 201 near Redwood Road. The area was a narrow strip of commercial properties located between the old 2100 South and the new Hwy 201. Although the properties generated sales tax revenues and were desirable, the City believed that they would be better serviced by Salt Lake City.

Kearns and Magna Communities

If at some point in the future the citizens of Magna or Kearns decided that it was in their best interest to petition for annexation into West Valley, the City would prefer to annex the entire community, similar to when the complete communities of Hunter, Granger, and Redwood came together to form West Valley City. The City feels that it is in the best interest of a community to preserve its historical integrity and structure, and that annexation doesn't mean assimilation. Many cities have areas within their boundaries that retain significant identities, such as Sugar House in Salt Lake City. The communities of Granger and Hunter are still important aspects of West Valley, and the City feels that Magna or Kearns could retain its identity and be a respected addition as well.

Kearns Vicinity

Between 5400 South and 6200 South, and West of 5600 West is an irregularly shaped area of unincorporated county that in the future may be better served by West Valley than by Salt Lake County or an incorporated Kearns. The area is primarily residential with little or no commercial-uses, and would probably cost the City more in service expenditures than it could collect in additional revenues.

Moderate Income Housing Plan for West Valley City - 1999

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EXECUTIVE SUMMARY

In 1996, the Utah State Legislature directed each municipality and county in the state to adopt a plan for moderate income housing. The State provided a spreadsheet model to assist local governments in this analysis and to provide uniform results. Each municipality and county is required to update this plan every year. The following report on moderate income housing affordability in West Valley City will be included in the Housing element of the City's General Plan, which is currently being updated.

State model results

- Using 1996 data, the State spreadsheet shows that the City needs to add over 2,000 affordable units/year between 1996 and 2001. This number is not realistic given the current market.
- The model works by comparing the number of moderate income residents to the stock of moderate income housing. The more moderate income residents a municipality has, the greater the need for moderate income housing. This reinforces the current income segregation in the Salt Lake Valley, since cities that are not affordable won't have any moderate income residents and therefore will show little need for affordable housing.
- If the spreadsheet is adjusted to include the affordable housing that *is available* in each community, it will provide a valuable tool for comparing housing needs across the State or region and over time.

Housing affordability

- West Valley City housing stock, including single family homes, mobile homes and multi-family projects, is generally affordable to people at 80% of the metropolitan statistical area median income.
- West Valley City housing stock is close to affordable for those at around 50% of the metropolitan statistical area median income.
- West Valley City housing stock is generally unaffordable to those at 30% or below metropolitan statistical area median income.
- West Valley City residents have lower incomes than the area median and may be paying more of their income for shelter, or having a more difficult time finding housing.

Conclusions

- Housing is a regional issue and all cities and counties need to accept their fair share.
- For households at 80% and 50% metropolitan statistical area median income, West Valley is one of the most affordable cities in the Salt Lake Valley.
- The City will concentrate its affordable housing efforts on those at 30% or below metropolitan statistical area median income, since that is where the need is greatest.
- The actions listed in the issues/goals/actions section of this report will help the City to increase the number of affordable housing units, while maintaining neighborhood integrity and avoiding concentrations of poverty.
- West Valley City will also work for higher end housing. (see the Housing section of the West Valley City General Plan: Vision 2020)

INTRODUCTION

Utah in the 1990s has experienced strong growth and housing prices have risen rapidly, while incomes have remained relatively stable. Consequently, housing has become a problem for those households that do not already own property. In 1996, House Bill 295 directed each Municipality in the State to adopt a plan for moderate income housing. In defining the purpose of the bill, the legislature stated “municipalities should afford a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people desiring to live there; and moderate income housing should be encouraged to allow persons with moderate incomes to benefit from and to fully participate in all aspects of neighborhood and community life.” The clear intent is to ensure that moderate income housing is available in all communities.

To make it easy for each city to complete their analysis, the State provided a spreadsheet model that calculates current and five year projections of the municipality’s affordable housing needs. The State also provided a technical manual and a limited set of input data from 1990 and 1996. Some data was meant to be gathered locally, for maximum accuracy. Using the results of the spreadsheet model, each city was directed to identify any housing deficiencies and create a plan to address those needs. The model results show a picture of housing needs for 1996. This study was to be completed by the end of 1998, and updated every year so that local governments in Utah can track their housing needs over time.

West Valley City has been working on an update of the City’s General Plan, and chose to complete the General Plan visioning process before committing to a course of action. Public input was strongly recommended in the technical manual, and is seen by the city as an invaluable step in providing a clearer picture of what types and prices of housing are needed. This moderate income housing plan is a part of the housing element of the West Valley City General Plan: Vision 2020 as well as the West Valley Housing Authority plan.

Definitions

Moderate income housing is currently defined in Utah Code 10-9-307 as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size.” West Valley is part of the Salt Lake-Ogden metropolitan statistical area (MSA), which is defined by Housing and Urban Development (HUD) as Salt Lake, Weber and Davis Counties.

The generally accepted definition of affordable housing is housing where people are paying no more than 30% of their monthly gross household income for rent/utilities or mortgage/insurance/taxes/utilities.

Assisted housing is housing that has some sort of government subsidy attached, and is intended for people who are unable to obtain market rate housing, due to low incomes or special needs. (sometimes called subsidized housing)

History

Housing is necessary to live a normal life in our culture, providing both safety and stability. Housing also connects people to their neighborhoods, and to local services such as schools and libraries. A variety of housing types and prices is required, so that residents at all phases of life have access to housing that fits their needs. While the single family home is the preferred type for most families in Utah, there should be options for seniors, young people, low wage earners, disabled people and others for whom a single family home is not affordable, practical or desired.

Housing is built for profit, and the market provides high end and starter homes fairly efficiently. This segment of the market is also supported by a large Federal subsidy, the mortgage interest tax deduction. There is, however, little profit in providing housing for people with low incomes. Filtering is the mechanism that is intended to fill that market. The theory of filtering is that the market provides new housing which is occupied by people with rising incomes. As people move up, their current housing becomes available to those just below them on the economic ladder. This continues, allowing housing to filter down to people at all income levels. Unfortunately housing is not filtering down to low income groups as it once did, for two reasons. First, our building standards and zoning codes have gotten considerably stronger, substantially raising the price of housing at all levels, and discouraging alternatives such as rooming houses and single room occupancy (SRO) buildings. Second, housing at the bottom of the filtering process is frequently destroyed as neighborhoods are upgraded. While our nation has successfully and dramatically upgraded the quality of our housing stock, it has often been done at the expense of affordability.

If the market does not provide housing at the lower end, and filtering is not working effectively, there needs to be a way for society to ensure that housing is available at all price ranges. HUD is the agency responsible for providing housing for people priced out of the market, and over the last twenty years they have changed their approach to housing provision. The large housing projects that were built between the late 1930s and the 1970s are now believed to have created more problems than they solved. Rather than building housing, the current view is that the Federal Government should provide people with extra money, in the form of housing certificates or vouchers, to help them afford market rate housing. This allows low income residents greater choice and is believed to prevent the concentration of poverty. Other HUD programs such as CDBG and HOME provide limited funds for construction or rehabilitation of housing.

Besides HUD funds, there is a program providing tax credits for low or moderate priced rental housing, that in Utah is administered by the Housing Finance Agency. Most of the affordable housing that is being built today consists of small and frequently mixed income projects, funded with a complex combination of tax credits, HOME or CDBG funds and money from state and local sources. They are built by both for-profit and non-profit companies, but due to the complexity of the financing, there is limited activity. Also due to the complexity of the funding, they are generally targeted not to the lowest income levels, but to those in the moderate income ranges.

In response to perceived needs, both state and local governments have become involved in the issue of housing affordability. The Utah State Legislature has stepped in with a number of programs that address the State's housing needs. The most recent law asks each City and County to look at what they can do to ensure all moderate income residents have access to decent and affordable housing in safe and clean neighborhoods.

Besides the housing law, the 2000 General Session of the Utah Legislature enacted S.B.186 - Redevelopment Agency Tax Increment Changes, to update requirements for Redevelopment Districts. This act states that with a few exceptions, 20% of all new project area budgets need to be allocated for housing. This works well with the City's interest in providing housing for all our residents and the Redevelopment Agency will work with the local Community and Economic Department, especially the Housing Authority, to ensure the funds are being spent to provide needed housing.

CURRENT STATE OF THE CITY

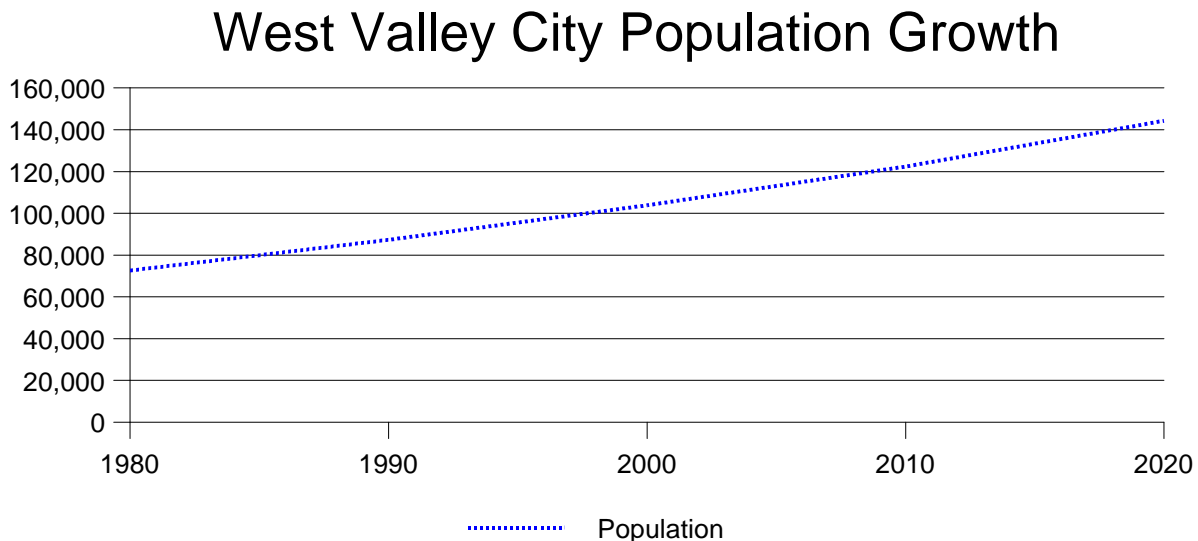
Since the incorporation of West Valley City in 1984, the City has experienced steady growth, while becoming more ethnically diverse. Incomes in West Valley are lower than many surrounding communities and housing is more affordable. Currently most of the housing stock is in single family homes, and much of the multi-family housing is in duplexes or four-plex rentals. Many of these units have not been maintained, lending a bad name to multi-family housing.

A recent Regional and Urban Design Assistance Team (R/UDAT) took a fresh look at the City and one of their recommendations was to expand the types and price ranges of the housing stock. The R/UDAT study noted that the City lacks high end housing for people who move up in income. They recommended that the City look at increasing the variety of housing in the City, including larger and more expensive homes, small lot, high quality single family housing, townhouses and mixed use developments.

The following statistics create a picture of the current conditions in the City. More complete demographic data will be available after the 2000 Census.

Population

Graph 1 - Population Growth



Source: U.S. Census and Wasatch Front Regional Council

These projections from the Wasatch Front Regional Council show steady growth, yet they may be conservative. According to City numbers, based on housing starts and the number of people per household, the City is already over 106,000 in 1999.

Not only is the City growing, but it is changing. The minority population has gone from 9.1% of the population in 1990 to around 17.42% in 1996. The largest minority groups in the City are the Polynesians and Hispanics.

Table 1

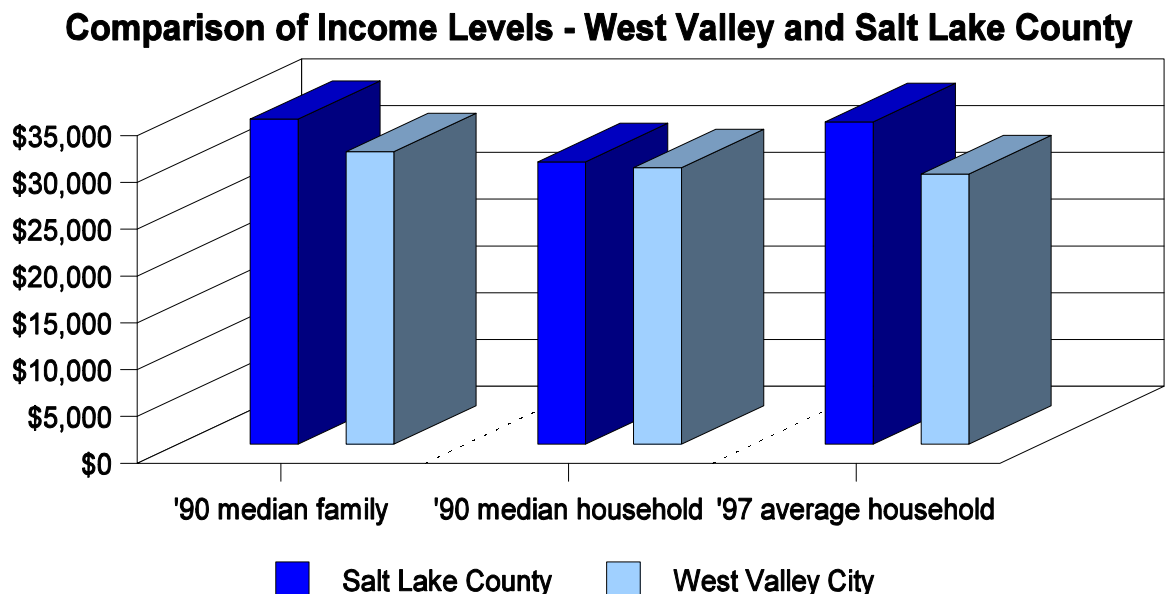
1996 Estimated Minority Population - West Valley City and Salt Lake County					
	Hispanic	Caucasian	African-American	Asian/Pacific Islander	Native American
WVC	7.12%	82.58%	0.75%	8.71%	0.85%
SLC	7.00%	87.65%	1.04%	3.39%	0.91%

Source: 1998 Strategic Plan Update (pg. 2-6)

Household size in West Valley in 1990 was 3.35 persons/household, compared to 3.02 for Salt Lake County. Utah has a relatively young population and as the population ages household size is expected to fall. County-wide the household size is projected to fall to 2.636 by 2020. (Sources: 1990 Census and GOPB)

Income

Another factor affecting the housing affordability is income. Whatever numbers are used, incomes in West Valley are lower than those of Salt Lake County or of the HUD MSA. Graph 2 -Income Comparison



sour

ce: 1990 Census and the Draft Surveillance of Socioeconomic Characteristics: 1997 Supplement

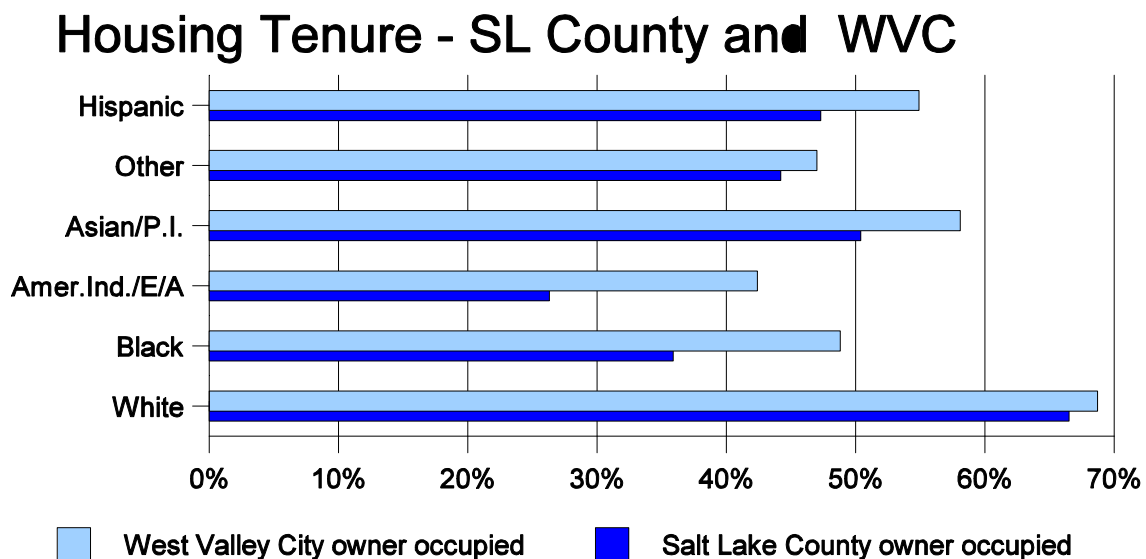
Table 2

Comparison of Income Levels for West Valley City and HUD MSA*		
	1990 median household income and HUD MSA**	1997 <i>estimated mean</i> household income and HUD MSA ***
West Valley City	\$29,510	\$29,890
HUD MSA	\$35,375	\$47,700
*Metropolitan Statistical Area ** source: 1990 U.S. Census and HUD *** source: <i>Draft Surveillance of Socioeconomic Characteristics: 1998 Supplement</i> and HUD		

Tenure

In 1990, most residents of both West Valley and Salt Lake County owned rather than rented. As the following graph shows, ownership rates in the City are higher than those of the County for all races and for Hispanics. This reflects both the affordability of ownership in the City and the belief that ownership provides stability and stronger connections to the community.

Graph 3 - Housing Tenure



source: 1990 Census

Building Trends

Although West Valley contains mostly single family homes, there is a good representation of apartments, duplexes and mobile homes. While the majority of new housing is also single family,

there are spurts of growth in the other sectors as well.

Table 3

Trends in Residential Building Permit Activity							
	up to 1995	1996	1997	1998	1999	total	% of total
single family	20,554	992	748	558	494	23,346	69.81%
duplex	1,766	10	8	2	0	1,786	5.34%
multi-family	5,368	426	76	104	32	6,006	17.96%
mobile home	2,109	20	92	21	64	2,306	6.90%
total	29,797	1,448	924	685	590	33,444	100%
source: WVC CED Department							

Available Land

As of May, 1999 planning staff estimate that there are 908 acres of vacant land and 1,213 acres of agricultural land with residential development potential. Assuming a density of 4 units to the acre and 3.3 persons/household, the City at build out would have room for a population of 135,827 people.

HOUSING AFFORDABILITY

Rental prices and for sale prices are lower in West Valley City than in most of the surrounding areas. This affordability attracts low income residents. The low income residents attract builders who choose to build smaller, more affordable housing, reinforcing the trend.

In looking at housing affordability the HUD MSA income numbers are used, because those are the numbers used by the State spreadsheet. By using the MSA income numbers, the regional affordability of West Valley is clarified. However, since incomes in the City are lower than the MSA, it is likely that there is more need for affordable housing in the City than is shown here or on the State spreadsheet.

Rental Housing

Table 4

Comparison of Rental Submarkets in the Salt Lake Valley		
<i>Average Rents*</i>	<i>1998</i>	<i>1999</i>
Jordan	\$697	\$735
Midvale/Sandy	\$693	\$670
Downtown/E. SLC	\$687	\$654
Murray/Holladay	\$670	\$621
West Valley City	\$578	\$592
Rose Park	\$551	\$551
* includes all sizes of rental units source: Hendricks & Partners		

Table 4 plainly shows that rents in West Valley are lower than in most areas of the Salt Lake Valley. This would indicate that the City is already supplying more affordable housing than other communities. To clarify it further, Table 5 compares West Valley City average rents with what is affordable for different income categories (for a family of four paying 30% of their income for housing). This does not include utilities, which can vary widely. Clearly those in the 80% bracket are able to find affordable housing. Those in the 50% bracket might find it difficult due to utility costs, but considering this is based on average rents, the 50% group are likely to find housing at the low end that is affordable. However, people in the 30% income level appear to be completely priced out of the market.

Table 5

Average Rents in West Valley compared to HUD MSA* levels				
year	average rent**	rent affordable at 80% median***	rent affordable at 50% median***	rent affordable at 30% median***
1996	N/A	\$910	\$569	\$341
1997	N/A	\$954	\$596	\$358
1998	\$578	\$964	\$603	\$362
1999	\$592	\$1,006	\$629	\$377
*metropolitan statistical area **source: Hendricks and Partners Apartment Update *** does not include utilities which can vary widely				

Housing For Sale

It is also important to look at for sale housing. Home ownership is an important value in West Valley, and again the data shows that the City is considerably more affordable than the rest of the Valley. Although home prices have risen over the years, West Valley has remained well below the County average.

Table 6

Average Sales Price for Single Family Housing in the Salt Lake Valley				
	1996	1997	1998	1999
Salt Lake County Area*	\$150,236	\$159,011	\$166,913	\$172,028
West Valley City Area**	\$102,874	\$109,238	\$113,344	\$118,702
*areas 101-111 ** area 110 source: WFRMLS				

To show how affordable these home prices are to moderate income people, Table 7 compares the average home prices in West Valley compared to what is affordable for a family of four paying 30% of their income for housing. As can be seen in Table 7, people at 80% of the MSA median are able to purchase a home here in West Valley. Those in the 50% and 30% income levels would have a harder time with ownership. Yet, these numbers are based on average home prices. The data shows that in 1999, there were 77 homes that sold in West Valley for less than \$100,000 and 10 for less than \$50,000. While ownership may be difficult for those in the 50% bracket, it is possible. Those in the 30% category are clearly unable to afford ownership, and need rental housing options.

Table 7

Average home prices compared to prices affordable to households at HUD MSA* levels				
year	average home price in West Valley	affordable at 80% MSA	affordable at 50% MSA	affordable at 30% MSA
1996	\$102,874	\$122,935	\$76,834	\$46,101
1997	\$109,238	\$138,563	\$86,602	\$51,961
1998	\$113,344	\$143,548	\$89,717	\$53,830
1999	\$118,702	\$142,575	\$89,109	\$53,466
*metropolitan statistical area source: appendix a				

WEST VALLEY HOUSING AUTHORITY

The West Valley Housing Authority administers the Section 8 program of Certificates and Vouchers. This program helps low income households afford market rate housing by assisting with rent payments. 75% of the Section 8 tenants must be below 30% MSA, with the other 25% below 80% MSA. Currently the West Valley Housing Authority has 498 people receiving Section 8 Certificates or Vouchers, and a waiting list of around 900 persons. People applying can expect to be on the list for a year before they are issued a Certificate or Voucher. The Housing Authority hopes for an additional 100-150 Certificates or Vouchers for the year 2000. This program is very effective in allowing our lowest income residents access to affordable housing.

The Housing Authority also owns and manages 18 single family homes and duplexes that are supplying housing for low income residents.

The City and Housing Authority also work with private developers to create new affordable housing using tax credits and HOME funds. The most recent venture was the building of 10 houses using state CROWN (credit to own) funds. These 3 and 4 bedroom homes rent for between \$475-\$525 a month. Residents lease the houses at these affordable rates and after 15 years they are given the opportunity to purchase their home. This provides low income people the chance for home ownership.

The Housing Authority is currently working on a 14-16 unit complex, which will provide permanent affordable rents for single women.

The partnership between the City, the Housing Authority and local developers has been helpful in providing moderate and low income housing for West Valley residents.

RESULTS AND ANALYSIS OF THE STATE PROVIDED AFFORDABLE HOUSING SPREADSHEET

Results

The summary page of the State provided spreadsheet shows that West Valley City in 1996 lacked 8,534 units of housing affordable to residents with gross incomes 80% or below of the MSA median. (see appendix b) To be affordable, housing should consume 30% or less of a household's annual gross income. *According to this model, West Valley needs to supply a total of 2,346 affordable housing units each year from 1996-2001.* Yet, from 1990 through 1999 the average number of new housing units/year at all price ranges was 605. While agreeing there is a need for more housing affordable for moderate income households, the number provided by the spreadsheet is so far out of line with market realities, that no matter how aggressively the City acts there is little likelihood of meeting that target.

Note that the spreadsheet shows that in 1996 those at 80% of MSA were able to afford a home at \$113,900. According to Table 6 (pg. 9), the average home price in 1996 in the West Valley area was \$102,874, well within reach for that income group. Note also that the spreadsheet shows the 30% MSA group as those least likely to find affordable housing. This matches our research.

The summary page also shows unsound housing, vacancy rates and overcrowding, all of which add to the picture of the city's housing supply. Age is the factor used to determine unsound housing, and compared to Utah or the U.S., West Valley has fairly new housing. However, past City studies have shown that there are housing units in the City that need significant rehabilitation, and traditionally the City has provided funds for that purpose.

As for vacancy rates, WVC rates are reported as lower for rental housing, but similar for owner housing when compared to Utah or the U.S. This comparison is not as relevant as the unsound and overcrowding numbers, since the vacancy rate used for the City is for 1996 and for the State and nation are for 1990. It is also useful to note that there has been considerable change since 1996. The vacancy rate for multi-family housing has gone from 3.9% in 1996 to 5.5% in the 1998, (Hendricks & Partners) indicating an increase in supply compared to demand. The rise may be due in part to the unusually large number of housing units built in 1996 (1,448) and 1997 (924), which because the model uses dwelling units built only up through 1995, are not counted. Some of this will show up on next year's update. Remember, higher vacancy rates indicate more choices and this works to keep rents down.

In the overcrowding category, the most noticeable difference is that WVC shows a slightly higher percent of owner occupied housing with more than 1 person/room than the State or Nation. Because the difference is greater in owner rather than renter households, it may not be a problem of lack of affordability. More likely, the overcrowding can be explained by the larger percentage of ethnic groups in the city, such as Hispanics, Pacific Islanders and Asians, whose cultures promote multi-generational living.

Limitations to House Bill 295

House Bill 295 has the potential to be an effective tool in assessing housing needs for low/moderate income households in Utah. Yet there are limited consequences if a city or county does not do a moderate income housing analysis. In Bluffdale the City completed a plan only after they were sued by a developer. However, writing the plan does not guarantee that moderate income housing will be built, since there are no incentives for those who do prepare a plan to take action on that plan. The final major limitation to this bill is that it does not require regional balance. Without a comparison between cities and regions, the picture of the State's affordable housing needs will not be clear. The Salt Lake Valley, for example, consists of numerous cities with adjacent borders that are already largely segregated by income level. It is important to compare results between municipalities to be sure each city is supplying their share of affordable housing.

Limitations to the State Model

The spreadsheet provided by the State is meant to encourage participation by providing a simple and uniform way to come up with numbers. However, even if the numbers were 100% accurate there are problems with the methodology. The model reports affordable housing need by showing the number of affordable units compared to the number of people needing affordable units. Yet, low/moderate income households tend to settle where there is already a supply of affordable housing, since they are unable to afford housing in the higher priced cities. Therefore current income segregation is reinforced as communities currently priced out of reach of low/moderate income residents will show little need for affordable housing. The areas with the highest needs are those that already have a sizable supply of affordable housing.

Perhaps if the summary also included the number of moderate income people who *are* able to find affordable housing, the housing picture in the region would be more clear. It would be easy to add a few lines to the spreadsheet to produce the number of households at each income category who are paying *less* than 30% of their income for housing. A reporting of these households would make regional fair share comparisons possible.

Table 8

West Valley low/moderate income households paying less than 30% of their income for housing in 1990				
Income in 1990	# of renter	% of renter	# owner	% of owner
Less than \$10,000	71	4.01%	157	29.18%
\$10,000 - \$19,999	1062	44.60%	731	43.64%
\$20,000 - \$34,999	2784	96.47%	3957	75.46%
Total	3917	55.66%	4845	64.97%
source: 1990 Census				

Table 8 again shows that the majority of low/moderate income residents have access to affordable housing. Once again it is the lowest income residents, especially renters, who are overpaying.

A listing of what assisted housing is available would also be useful. This would show where these projects are located and ensure that each city has a share of these units available. Again this would help provide regional balance.

There are other smaller problems with the model, for example, the Census data is extremely old and 1996 numbers are not always easy to obtain. A source sheet could be added to make it easier to understand the numbers. Despite these issues West Valley City chose to complete the spreadsheet. If the concerns raised can be addressed in a refined model, this will provide a useful and quick way to compare housing supply throughout the State and over time.

Conclusion

The State has asked each city to look at their need for housing affordable to those at moderate incomes. It is important for all communities in Utah to start thinking about affordable housing need and supply, and the State requirement is a step in the right direction. The City suggests that the spreadsheet be updated to count the people in each city who *are* able to access affordable housing as well as the current stock of assisted housing. This would allow regional affordable housing comparisons for all MSAs, and make HB 295 a useful tool for encouraging affordable housing throughout the state.

As this report has shown, West Valley City is affordable compared to surrounding cities and would like to see opportunities for affordable housing open up in more economically advantaged communities. Without the recommended changes in the State spreadsheet it is difficult to get meaningful numbers showing how much of their 'fair share' each City is contributing. Yet it is clear from our analysis and the spreadsheet that West Valley has more affordable housing than many cities in the MSA.

It is also clear that there is a continuing need in West Valley for affordable housing. The reason for this need is that the City has a large stock of moderately priced housing and so attracts many low/moderate income households. The income category most in need of affordable housing are those with incomes 30% or below of the MSA median. At that income level home ownership is not a likely option, and affordable rental units are needed. That is where the City will focus its affordability efforts, since that is where the need appears greatest.

CONSTRAINTS TO MODERATE INCOME HOUSING

There are numerous reasons an area does not have an adequate supply of moderate income housing. As shown in the affordability analysis, West Valley is clearly affordable for moderate income households. The main problem is housing for those at 30% or lower of the median MSA, and the main issue is that it is hard to make a profit on housing at this price level. The following list shows the main constraints on the development of this housing in West Valley City. An understanding of why this is not being built will help provide direction for future actions.

Market Constraints

Housing developers build projects that are financially feasible and respond to the perceived needs in each community. Projects for residents who are at the lower end of the MSA median generally do not pencil out as feasible, without some government assistance. West Valley developers generally see the market here as small, single family housing. They focus on single family due to the social climate, and they make it basic based on the demographics. While the City is happy that the housing is affordable enough to allow many median income residents access to home ownership, there is still a lack of high and low end housing.

Special Needs Housing

The market does not generally provide housing for people with special needs, because this is a small market and it is hard to create units that meet the needs, yet are affordable. For example, disabled people often need specially designed housing. Yet many disabled people survive on what SSI provides, which in 1999 was \$500/month. Clearly if the average rent for the first quarter of 1999 in West Valley is \$561, the market is going to have difficulty providing specialized housing that is affordable. Other examples of special needs groups include frail elderly or large families. In all cases, there is not a big market for these products, and they frequently need to be individually adjusted. Without government funding, builders are unable to supply these units so that they are affordable to those who need them.

Local Government Constraints

Local government can affect the housing supply in numerous ways. The most obvious are zoning restrictions on lot and building size. West Valley allows single family homes on lots as small as 4,000 square feet. (compared to Sandy where the smallest lot allowed is 6,000 square feet) This is seen as providing space for smaller homes. The City recently raised the minimum size of a single family home to 1,200 square feet, in an effort to raise the quality of the City's housing. The 1,200 square feet restriction is still relatively small, and unlikely to have much effect on the City's housing affordability.

Another way that the City restricts housing options is by only allowing certain types of housing in certain parts of town. Restricting the types of housing allowed restricts choice and affordability. Requiring multi-family to concentrate in certain neighborhoods contributes to pockets of poverty and the often accompanying problems.

As in many Cities, multi-family housing is a conditional use, which means it can not be built without specific approval from the City. This makes it difficult for developers to build multi-family housing, by allowing neighbors to organize in protest. Even if there are no objections, it is a more complex and time consuming process.

West Valley currently limits the number of unrelated individuals who can share a home. This is based on valid concerns over neighborhood impacts and stability. However, by discouraging shared housing, the availability of rooms for students, the elderly and low income individuals is limited.

Impact fees are used to offset the infrastructure related costs of new development. While they may be needed, there is concern that these fees substantially raise the cost of housing, as the developers pass these costs on to future residents. Yet so far, the studies on this are inconclusive.

Finally, administrative costs (fees plus time to process) can limit the ability of developers to provide affordable housing. West Valley has a specific additional police fee for apartment buildings and mobile homes, based on a study showing increased crime. The additional fees add to the cost of multi-family housing.

Social Constraints

West Valley residents strongly believe that single family home ownership is a requirement for good citizenship. In the General Plan public input process people repeatedly stated that they are concerned about multi-family housing, rental housing, and affordable housing. Some of this attitude is due to a perception that the City already contains more than our fair share of affordable units. There have also been concerns over a few poorly designed and maintained complexes that cause neighborhood problems.

Another reason people are opposed to affordable multi-family rental housing is that the history of the City is agricultural. Many people still own horses, and are very determined to maintain the rural atmosphere that still exists in some neighborhoods. Mobile homes are seen as providing affordability with the privacy of a home, and provide a viable option in some neighborhoods.

There is also concern over any growth. Multi-family housing means more people, more children in the schools, and more congestion on the roads. This is even seen as more of a drain if the residents in these multi-family complexes are low-income and may need additional services, such as work training.

A final reason residents do not welcome affordable multi-family housing is that people are concerned over property values. The purchase of a home is a major investment. There is a perception that the crime and gang problems in West Valley are due to low income apartment residents. The fear seems to be that if poor people or people of different races or ethnic backgrounds move into the area, property values will tumble.

Social constraints are important to understand because policy makers naturally react to the concerns of the voters. Unfortunately, low income people and ethnic minorities are less likely to actively participate in the political process, and so their interests often go unheard. If policy makers are only contacted in protest of low income housing, it will be hard to get any built.

ISSUES/GOALS/ACTIONS

Issue: housing affordability

A variety of housing types and prices are needed in every community. Market, governmental and social constraints to affordable housing all need to be addressed. *Our analysis shows that West Valley City has its more than its fair share of affordable housing for moderate income households - those at 80% and 50% of MSA.* However, our residents who are living on 30% or below of the MSA median income are less able to find housing that is affordable. Because that is where the numbers show the greatest need, that is where the City will focus its efforts.

The City will continue to work with the non-profit community to encourage the provision of affordable housing. Currently there is a project in progress with Utah Non-Profit Housing, to provide housing for formerly homeless women. Additionally, the City should monitor housing starts and if housing for our targeted income category is not being constructed, the City will explore methods to encourage of housing for this group of people. For example, the City could 'write down' a piece of property and work with a non-profit to get units built.

- **Goal:** 3% of all new housing in the City should be affordable for households with incomes at 30% or below of MSA
 - **Action:** continue to work with non-profits
 - **Action:** monitor housing starts every six months and if affordable housing is not being built, the City can pursue several alternatives to help meet our goal

Issue: market constraints

Because it is not profitable, the market is not likely to provide housing for the lowest income groups. However, meeting yearly with developers, the City can continue to encourage moderate income housing.

The City can also work with local banks and Savings organizations to identify the best way to apply Community Reinvestment Act funds. These funds are intended to ensure that banks are investing in the communities in which they do business, and can be used for funding a wide variety of projects. One possibility would be to create an interest buy down program, so that ownership could become more accessible to moderate income residents.

The City will also look every 5 years at Home Mortgage Disclosure Act data to be sure local banks are lending to all our residents. If there is a high denial rate for home loans for segments of our population, the City will work with the banks to identify the causes and find solutions.

- **Goal:** ensure moderate income housing is available
 - **Action:** meet once a year with developers to discuss City housing goals

- **Action:** work with local banks to help identify the best way to use the Community Reinvestment Act funds
- **Action:** every five years the city will analyze Home Mortgage Disclosure Act data

Issue: governmental constraints

The City can act in two ways to encourage affordable housing, by removing regulations that make it hard to build, and by offering incentives to build it. After West Valley City General Plan: Vision 2020 is complete, the City will be looking at revising existing ordinances. For example, the City is currently writing a mixed use ordinance and a PUD ordinance. (see General Plan Neighborhoods Section) Both are intended to expand the types of housing available in West Valley. The idea is to allow room for a wider variety of housing types, while maintaining quality.

Incentives are another method of getting builders to provide affordable housing. Allowing more density and lowering fees or processing time are both commonly used ways to encourage affordable housing.

- **Goal:** flexible housing regulations
 - **Action:** create mixed-use and PUD ordinances
 - **Action:** allow non-conventional housing, such as accessory apartments, live-work units or home sharing
 - **Action:** study the idea of dispersing multi-family by allowing small amounts throughout the City
- **Goal:** to encourage the building of affordable housing
 - **Action:** study the idea of density bonuses to encourage developers to provide some percentage of affordable housing in each new project
 - **Action:** study the idea of impact fee abatements for developments that include some percentage of affordable housing

Issue: social constraints

The best way to address social constraints is to be sure that affordable housing is a good neighbor. Projects that are well designed, well maintained and well managed can help break the barriers that cause people to fear this type of housing. Unfortunately, this can add to the cost of creating housing. However, in the long run, this will make it easier to build affordable housing, since it will combat the NIMBY (not in my back yard) attitude.

Goal: ensure affordable housing has minimal effect on the neighborhoods

- **Action:** encourage improved design standards
- **Action:** research and communicate techniques to improve housing maintenance and management
- **Action:** improve codes for mobile/manufactured homes

Issue: ensuring that low income residents have housing information

Housing programs to assist moderate and low income residents are of little use if the intended recipients are not aware they exist. The City needs to be sure that the information is readily available to all residents. The City will create lists of the current housing options for low income residents and people with special needs. These will be available at the West Valley Housing Authority and will be updated annually.

- **Goal:** accessible information on housing programs
 - **Action:** create and maintain a list of affordable and special needs housing
 - **Action:** continue to offer a list of housing programs
 - **Action:** have all information available in Spanish and other languages as needed

Issue: maintenance programs for low/moderate income housing

This report has shown that West Valley City has a sizable percentage of low/moderate income housing. According to HUD there are no units in the City that are facing loss of affordability, through expiring programs. The main action needed to ensure that local housing stock remains affordable is to ensure maintenance programs are available to low/moderate income residents. Currently the Housing Authority offers maintenance and repair funds for existing housing.

- **Goal:** the maintenance of existing low/moderate income housing
 - **Action:** continue to offer funding for maintenance and repair

Issue: Redevelopment Areas (RDAs)

City redevelopment areas will generate funds that can be used to fulfill the goals of the Moderate Income Housing Plan. Currently there are three redevelopment areas being developed in West Valley City. The City reserves the right to maintain flexibility with these funds, although generally focusing on households at 30% or lower of the MSA median, as recommended in this plan. As the RDAs develop, the results of the tax increment funding will be included in the state mandated annual Moderate Income Housing update.

- **Goal:** tax increment housing funds will assist in implementing the goals of the Moderate Income Housing Plan
 - **Action:** work with RDA boards to ensure the housing money is meeting City goals
 - **Action:** include tax increment housing fund results in the annual Moderate Income Housing Fund update

Housing Affordability for West Valley City - 1996, 1997, 1998, 1999

			affordable	affordable	maximum				
			housing - yearly	housing - monthly	price****				
year	MSA*	80%	payment**	payment***					
1996	\$45,500	\$36,400	\$10,920	\$910	\$122,935				
1997	\$47,700	\$38,160	\$11,448	\$954	\$138,563				
1998	\$48,200	\$38,560	\$11,568	\$964	\$143,548				
1999	\$50,300	\$40,240	\$12,072	\$1,006	\$142,575				
	MSA*	50%	payment**	payment					
1996	\$45,500	\$22,750	\$6,825	\$569	\$76,834				
1997	\$47,700	\$23,850	\$7,155	\$596	\$86,602				
1998	\$48,200	\$24,100	\$7,230	\$603	\$89,717				
1999	\$50,300	\$25,150	\$7,545	\$629	\$89,109				
	MSA*	30%	payment**	payment					
1996	\$45,500	\$13,650	\$4,095	\$341	\$46,101				
1997	\$47,700	\$14,310	\$4,293	\$358	\$51,961				
1998	\$48,200	\$14,460	\$4,338	\$362	\$53,830				
1999	\$50,300	\$15,090	\$4,527	\$377	\$53,466				
*Based on the HUD MSA for a family of four									
** based on paying 30% of income for housing (mortgage or rent and utilities)									
*** does not include utilities which can vary widely									
**** 30 year term, interest rates as below									
	average	interest	mortgage	yearly	monthly	estimated	housing	housing	income needed
	home price*	rate**	term - years	mortgage	payment	utilities***	monthly	yearly	to purchase a ho
1996	\$102,874	8.00%	30	\$9,138	\$762	80	\$842	\$10,098	\$33,660
1997	\$109,238	7.25%	30	\$9,025	\$752	90	\$842	\$10,105	\$33,684
1998	\$113,344	7.00%	30	\$9,134	\$761	100	\$861	\$10,334	\$34,447
1999	\$118,702	7.50%	30	\$10,051	\$838	110	\$948	\$11,371	\$37,902
* from WFRMLS numbers for area 110									
** estimates based on market in that year									
*** utilities can vary widely - a round number was used for convenience									
	income needed	income at	income at	income at			affordable	affordable	affordable
year	to purchase a home	80% MSA	50% MSA	30% MSA		Average Rent*	payment 80% MSA**	payment 50% MSA**	payment 30% MSA**
1996	\$33,660	\$36,400	\$22,750	\$13,650			\$910	\$569	\$341
1997	\$33,684	\$38,160	\$23,850	\$14,310			\$954	\$596	\$358
1998	\$34,447	\$38,560	\$24,100	\$14,460		\$578	\$964	\$603	\$362
1999	\$37,902	\$40,240	\$25,150	\$15,090		\$592	\$1,006	\$629	\$377
* Hendricks and Partners Apartment Updates									
** does not include utilities which can vary widely									

Summary Affordable Housing Needs Estimate

This is the summary page and shows an estimate of the current affordable housing supply, the supply in 1990, and new demand projected over the next five years. It also shows "other indicators" which can help you identify the presence of additional affordable housing shortage, not apparent from the quantitative estimate. Note that this model contains iterative formulas (circular references). Iteration must be turned "on" for the model to calculate correctly.

West Valley City Affordable Housing Needs Analysis

Estimated Affordable Housing Supply (year end 1996)

Affordable Housing Category	80%	50%	30%
	% of Median Income		
Household Income	\$36,400	\$22,750	\$13,650
Maximum Purchase Price	\$113,900	\$69,800	\$40,400
Maximum Monthly Rent	\$842	\$502	\$272
Current Supply (year end 1996)			
1990	(1,435)	(1,717)	(2,413)
Net Change - 1990 to 1996	(996)	(763)	(1,210)
Current Supply	(2,431)	(2,480)	(3,623)
Projected Supply (year end 2001)			
Current Supply	(2,431)	(2,480)	(3,623)
New Demand (1997 to 2001)	(1,379)	(858)	(958)
Projected Supply	(3,810)	(3,338)	(4,580)
Annual Average	762	668	916

This is the current surplus or deficit of affordable units for households at 80%, 50% and 30% of area median income. (A shortage is shown in red, a surplus in black.)

The line labeled "1990" shows the affordable housing supply in 1990, and "Net Change" shows the change in the supply, between 1990 and last year.

"Projected Supply" shows the projected affordable housing supply in five years. This consists of the current surplus or deficit, plus estimated new demand.

West Valley City Affordable Housing Needs Analysis

Other Affordable Housing Indicators

	West Valley City		State		US	
	Owner Occupied Units	Rental Units	Owner Occupied Units	Rental Units	Owner Occupied Units	Rental Units
Incidence of Overcrowding (1990) (% of occupied units)						
More than 1 Person Per Room	6%	10%	4%	9%	3%	9%
More than 1.5 Persons Per Room	1%	3%	1%	3%	1%	4%
Potentially Unsound Housing (built pre-1950) (% of occupied units)	14%	11%	34%	33%	43%	41%
Vacancy Rate	1.5%	3.9%	1.0%	13.4%	1.6%	7.8%

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"Incidence of Overcrowding" and "Unsound Housing" may point to an additional affordable housing shortage. The numbers show percent of units which in 1990 were overcrowded or potentially unsound, and are useful if compared against either state or national trends, or you local policy target. "Vacancy Rate" if low, refers to restricted choice, and also to a potential affordable housing shortage. These indicators are useful as a basis for your additional research. A key question with respect to the current validity of these 1990 numbers is, "What has acted to change (improve or aggravate) the situation since 1990"?

GENERAL PLAN MAP DEFINITIONS

Residential

Density	Units Per Acre	Zoning
RR- Rural Residential	1 to 2	A, A-1, R-1-40H
LLR - Large Lot Residential	2.01 to 3	R-1-12, R-1-15, R-1-20, A
LD - Low Density	3.01 to 4	R-1-8, R-1-10
SLR - Small Lot Residential (Single family detached)	4.01 to 7	R-1-6, R-1-7, R-1-8 PUD, R-1-10 PUD
MD - Medium Density	4.01 to 10	R-1-4, RM, RMH
HD - High Density	10.01 to 20	R-2-8, R-2-6.5, RM, RMH
VHD - Very High Density	20.01 and above	R-4-8.5, RM

Commercial

NC - Neighborhood Commercial - C-1

Neighborhood Commercial is established to provide locations for convenience shopping facilities which serve a neighborhood-oriented market. These facilities supply day to day necessities for local residents.

GC - General Commercial - C-2

General Commercial is established to provide locations for a full range of office, retail commercial and service uses which are oriented to serve the City as a whole, as well as a regional market in Salt Lake Valley. A variety of commercial activities are encouraged, especially those which promote both day-time and night-time consumer activity.

TC - Transitional Commercial - C-3

Transitional Commercial is established to provide suitable locations for retail, wholesale, light manufacturing, service and outdoor recreation uses. These areas should serve as transition between General Commercial and Manufacturing areas and should be located on arterial streets.

OFF - Office - RB

Office is established to provide suitable locations for various office, residential, and related uses which do not deal in merchandising, retailing, warehousing or manufacturing and should maintain business hours which are in harmony with the surrounding neighborhood.

BUS - Planned Business Park - B/RP

Planned Business Park is established to provide for office/warehouse uses in a business park, rather than a neighborhood, setting which will be compatible with nearby residential areas and will promote a quiet, clean environment.

Manufacturing

LM - Light Manufacturing - M

Light Manufacturing is established to provide suitable locations for the manufacture, predominately from previously prepared materials, of finished products or parts, including

processing, fabrication, assembly, treatment, packaging, incidental storage, sales or distribution of such products. Light manufacturing shall not include extracting industries, petrochemical industries, rubber refining, concrete fabrication, primary metal or related industries.

HM - Heavy Manufacturing - M

Heavy Manufacturing is established to provide suitable locations for uses engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials or storage or manufacturing processes that potentially involve hazardous conditions. Further, heavy manufacturing shall mean uses such as the manufacture of electronic instruments, preparation of food products, pharmaceutical manufacturing, research and scientific laboratories or the like. Heavy manufacturing shall also mean those uses engaged in the maintenance or sales of heavy equipment or commercial trucks, or work processes involving solvents, solid waste or sanitary waste transfer stations as well as recycling facilities or salvage yards, towing yards or impound yards.

Mixed Use

Mixed - Mixed Use - MXD

Mixed Use is intended to facilitate the integration of diverse but compatible uses into a single development, with the goal of creating a community that offers housing, employment, eating and entertainment opportunities within convenient walking distances of each other.